
Brevard County HOME Consortium 2022-2026 Consolidated Plan

Brevard County HOME Consortium:

Brevard County
City of Cocoa
City of Melbourne
City of Palm Bay
City of Titusville

**Draft is subject to
change within the
30-day comment.
period.**

Prepared by



THECLOUDBURSTGROUP

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Executive Summary

ES-05 Executive Summary

24 CFR 91.200(c), 91.220(b)

Introduction

The Brevard County HOME Consortium Consolidated Plan identifies and prioritizes the housing and community development needs of low- and moderate-income people. It also identifies five-year strategies and goals for the use of federal HOME Investment Partnership Program funds received annually by the Brevard County HOME Consortium. The Consortium consists of the following members:

- Brevard County (Lead entity)
- City of Cocoa
- City of Melbourne
- City of Palm Bay
- City of Titusville

Each entity in the HOME Consortium receive their own CDBG funds and are not generally permitted to spend CDBG outside of their own jurisdiction.

This Consolidated Plan period begins October 2022 and ends September 2027. The needs, goals, projects, and activities described in the Consolidated Plan have been identified through data analysis described in the Needs Assessment and Market Analysis sections, and an extensive community outreach process. This data analysis and community outreach took place from March 2022 to July 2022 and the surveys were conducted in late 2021.

It is important to understand that the needs, goals, and strategies in the Consolidated Plan reflect significant recent changes and turbulence in Brevard County. The COVID-19 pandemic has had long-lasting impacts on the economy in ways that dramatically impact jobs, housing, and services, which are all things that are considered as part of the Consolidated Plan. These impacts place an even greater strain on those households that were struggling pre-pandemic. This Consolidated Plan is wholly focused on addressing the needs of low- and moderate-income households. As the economy recovers from the pandemic and the housing market trends upward, many vulnerable households will continue to need the greatest support to work towards stability. The strategies and resources in this Consolidated Plan will work to alleviate just some of the hardships faced by these low- and moderate-income households.

Summary of the objectives and outcomes identified in the Plan

The Strategic Plan (SP) section of this Consolidated Plan describes the identified priority needs, goals, and strategies to help address housing and community development needs. The priority needs (SP-25 of this Consolidated Plan) are as follows:

Priority Need	Description
Affordable Housing	Stable housing is paramount to a household's ability to thrive. There are significant barriers for low- and moderate-income households to enter the current housing market. Affordable housing is needed throughout Brevard County, especially for low- and moderate income households.
Access to Human Services	Human services may be targeted to different populations during the Consolidated Plan cycle, however the Needs Assessment identified several categories of people where human services may be the most impactful: elderly, youth, and those experiencing homelessness.
Community and Economic Development	Public facility development, infrastructure projects, and removal of slum and blight ultimately improve a neighborhood's capacity to develop and provide safe housing, work, and recreational opportunities for residents.
Equitable Access to Housing	Collaboration to enforce fair housing ordinances and conduct education to housing providers and residents helps to address additional barriers experienced by members of protected classes and other populations.

The Strategic Plan (SP-45) describes the goals the County plans to work towards over the next five years. The table below defines each goal and includes a brief description.

Goal	Description
Expand and preserve affordable rental housing	Provide rental housing stock that is available and affordable to those households earning less than 80% AMI. The kinds of projects expected to support achieving this goal will be acquisition of real property (land and/or buildings), new construction of rental units, rehabilitation of rental units, and Tenant Based Rental Assistance (TBRA).
Expand and preserve affordable owner housing	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.

Increase Capacity of CHDO Partners	Support for the local Community Housing Development Organizations (CHDO) partners is critical for the short-term development and long-term provision of affordable housing. Projects under this goal will provide funds for operating expenses for CHDOs to sustain and increase their capacity.
Expand Fair Housing	Administer fair housing services for the HOME Consortium. Funded projects under this goal may support fair housing training, education, fair housing testing, and advertising organizations that can address fair housing complaints or issues.
Improve low/moderate income neighborhoods	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.
Provide human services	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.
Administration	Provide resources to manage and implement the programs described in this Consolidated Plan. This goal will supply funds to pay for staff to ensure adequate capacity, oversee programs, and meet regulatory requirements.

The Priority Needs and Goals section of the Consolidated Plan are informed by the Process, Needs Assessment, and Market Analysis section of this plan. Both qualitative and quantitative data indicate a rapidly expanding need for affordable housing and services for low- and moderate-income households. Infrastructure improvements are also needed in order to build affordably priced housing. The table below shows the goal, the associated expected funding for the 2022 program year, and the expected outcome of that funding.

1	Expand and preserve affordable rental housing	HOME: \$757,595	Rental units rehabilitated: 5 Housing units Tenant Based Rental Assistance: 10 households assisted
2	Expand and preserve affordable owner housing	HOME: \$413,000	Homeowner Housing Added: 2 Housing units Homeowner Housing Rehabilitated: 6 Housing units Direct Financial Assistance to Homebuyers: 3 Households Assisted
3	Increase Capacity of CHDO Partners		
4	Expand Fair Housing	HOME: \$9,140	Other: 1
5	Improve low/moderate income neighborhoods	CDBG: \$891,868	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 7,375 Persons Assisted Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 10,710 Persons Assisted Buildings Demolished: Buildings 10
6	Provide human services	CDBG: \$205,816	Public Service Activities other than Low/Moderate Income Housing Benefit: 933 Persons Assisted
7	Administration	HOME: \$120,926 CDBG: \$274,421	Other: 1

Evaluation of past performance

There have been significant challenges in meeting the proposed outcome numbers described in the previous Consolidated Plan. The COVID-19 pandemic placed an immense amount of strain on the economy, supply chains, and subsequently the progress on goals outlined in the 2016-2021 Consolidated Plan. An in-depth list of challenges and issues the County faced in meeting goals over the past several years are described in the Strategic Plan of this Consolidated Plan. A few items from that list that had a particularly large impact:

- Cost of labor, materials, and equipment have increased significantly
- Cost of housing and land have increased significantly
- COVID-19 limited capacity of many service organizations

Despite the challenges, there was some progress made in expending funds and working towards the goals the County and community created in the 2016-2021 Consolidated Plan. Some notable accomplishments from 2016-2022:

CDBG

- Two section 108 loan projects supported water line work for the Brevard County Health Department and the West Canaveral Groves community
- Provided support to nonprofits delivering services to the community – this funding supported over 4,000 unduplicated residents

HOME

- Supported 35 households with Tenant-Based Rental Assistance (TBRA)
- Supported the construction of 8 new housing units for homeownership
- Provided financial support to 6 households for the purchase of a home
- Supported the rehabilitation of 8 homeowner units and 4 rental units

Summary of citizen participation process and consultation process

The Consortium's Citizen Participation Plan (CPP) sets the guidelines for how the County will give opportunities to residents and stakeholders to provide input into the Consolidated Plan. The adopted CPP is pursuant to 24CFR 91.105.

Below is a summary of the actions taken by the County to gather input from residents and stakeholders of the community.

Surveys

- A resident Needs Assessment surveys were disseminated to the target areas for CDBG funding

- Just under 1,000 completed surveys were returned
- A public service agency survey was sent to six of the largest nonprofits providing health, behavioral, and social services to the County.

Stakeholder & Resident Meetings

The County held various meetings with local community stakeholders and partnering agencies to get an on-the-ground understanding of needs from the perspective of those individuals and organizations that work in the communities the County serves. Meetings were organized by affiliated groups and/or topics, including:

- Brevard Homeless Coalition (BHC) Quarterly Meeting
 - BHC is the Continuum of Care (CoC) lead agency. A presentation was made there on what a Consolidated Plan's purpose is, and each member present was given time to discuss community needs.
- Affordable Housing Advisory Council (AHAC) Meetings
 - A presentation was made to the AHAC on the Consolidated Plan process, and councilmembers and the public were provided an opportunity to provide comment and input.
- Brevard County CDBG Advisory Board
 - Presentations and opportunity for discussion was made at two meetings. One meeting before the draft of the plan to discuss needs, and one meeting while a draft was formed to discuss strategies and goals.
- Geographic Meetings
 - Two meetings were held alongside City partners, and a third is scheduled. These meetings were for City/County staff and key stakeholders for a review of goals/strategies and needs.
 - One meeting for North, which included Titusville.
 - One meeting for South, which included Palm Bay and Melbourne.
 - One meeting is scheduled for Central, which will include Cocoa.
- Topic-Oriented Sessions
 - Four meetings were held to discuss needs based on four topics:
 - Housing – Organizations active in the development or management of housing were invited to this meeting
 - Fair Housing – Each Public Housing Authority (PHA) and organizations providing services to special needs groups were invited to this meeting
 - Social Services – Those organizations providing case management and/or other services to the community were invited to this meeting
 - Infrastructure – County staff working on grants management for infrastructure projects were invited to this meeting
- Key Informant Interviews

- Direct interviews were held with those organizations that are meeting needs similar to those described in this plan. Interviews with City staff (Titusville, Cocoa, Melbourne, and Palm Bay) the housing authorities, and Community Housing Development Organizations (CHDOs) as an example.

Summary of public comments

To be completed after the comment period has been completed. The draft document will be available for public comment from June 6, 2022, to July 5, 2022.

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

To be completed after the comment period has been completed. The draft document will be available for public comment from June 6, 2022, to July 5, 2022.

Summary

To be completed after the comment period has been completed. The draft document will be available for public comment from June 6, 2022, to July 5, 2022.

The Process

PR-05 Lead & Responsible Agencies

91.200(b)

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

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

Table 1: Responsible Agencies

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

Narrative

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

Consolidated Plan Public Contact Information

Brevard County Housing and Human Services Department
2725 Judge Jamison Way, Building B-106
Viera, FL 32940

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

Phone: 321.633.2076

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

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

PR-10 Consultation

91.100, 91.110, 91.200(b), 91.300(b), 91.215(l) and 91.315(l)

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 development of the Consolidated 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/path for the use of the HUD funds described in this plan.

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

The Brevard County Housing and Human Services Department regularly attends the Continuum of Care's (CoC) regularly scheduled meetings. Further, the County has one staff person appointed to the CoC advisory board. The CoC, led by the Brevard Homeless Coalition (BHC) brings together over 70 service providers working in public health, mental health, housing, and special needs organizations.

Coordination between the BHC and County is very good at this point and will only improve as the BHC continues to grow in its role as the CoC lead and understand what its partners, such as the County, can implement with the HUD funds described in this plan.

The County emailed surveys to service provider organizations to understand their organizational perspective on needs, and this information informs the Consolidated 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.

Members of the Continuum of Care (CoC) were invited to attend stakeholder sessions where a presentation was made, questions were posed, and open discussion was had around needs and topics related to their space of work. Topics included *Housing, Public Services, Public Works, and Fair Housing*. Because the County is also conducting its Assessment of Fair Housing (AFH) in 2022, fair housing was brought up in each session and discussed as it related to the session topic. For example, in the housing session, a discussion occurred around the need for additional ADA units and the difficulties that currently exist for those with a disability to access housing and services.

The County presented at a quarterly CoC meeting in April 2022. The presentation included a Consolidated Plan and Assessment of Fair Housing overview, and then the floor was open to each member of the CoC to present and discuss community needs from the perspective of the organization.

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

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

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

Table 2: Participating Agencies, Groups, and Organizations

1	Agency/Entity	211 Brevard
	Organization Type	Services
	What section of the Plan was addressed by Consultation?	Housing Needs Assessment Homeless Needs Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted? What are the anticipated outcomes of the consultation or areas for improved coordination?	Brevard County presented at the CoC quarterly meeting where this agency was present to provide input on community needs. Coordination between the CoC and the County creates space for CoC members to provide clear input on needs.
2	Agency/Entity	Aging Matters
	Organization Type	Services
	What section of the Plan was addressed by Consultation?	Housing Needs Assessment Homeless Needs Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted? What are the anticipated outcomes of the consultation or areas for improved coordination?	Brevard County presented at the CoC quarterly meeting where this agency was present to provide input on community needs. Coordination between the CoC and the County creates space for CoC members to provide clear input on needs.
3	Agency/Entity	Brevard County Libraries
	Organization Type	Other government – County Services
	What section of the Plan was addressed by Consultation?	Homeless Needs Non-Homeless Special Needs

	<p>How was the Agency/Group/Organization consulted?</p> <p>What are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>An interview was conducted with the Director for the County Library system to identify community needs and what the Library system is currently doing to support and where they could use more support. This interview informs the Needs Assessment and the Strategic Plan.</p>
4	Agency/Entity	Brevard Family Partnership
	Organization Type	Publicly Funded Institution/System of Care
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	<p>How was the Agency/Group/Organization consulted?</p> <p>What are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>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.</p>
5	Agency/Entity	Catholic Charities of Central Florida
	Organization Type	Services
	What section of the Plan was addressed by Consultation?	<p>Homeless Needs</p> <p>Non-Homeless Special Needs</p>
	<p>How was the Agency/Group/Organization consulted?</p> <p>What are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>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.</p>
6	Agency/Entity	Central Brevard Sharing Center
	Organization Type	Housing Services
	What section of the Plan was addressed by Consultation?	<p>Housing Needs Assessment</p> <p>Homelessness</p> <p>Non-Homeless Special Needs</p>
	<p>How was the Agency/Group/Organization consulted?</p> <p>What are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>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.</p>
7	Agency/Entity	Cocoa Housing Authority (CHA)
	Organization Type	PHA
	What section of the Plan was addressed by Consultation?	<p>Housing Needs Assessment</p> <p>Public Housing Needs</p>

		Market Analysis
	How was the Agency/Group/Organization consulted?	Brevard County led stakeholder sessions on a variety of topics. 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)
	What are the anticipated outcomes of the consultation or areas for improved coordination?	
8	Agency/Entity	Community Housing Initiatives (CHI)
	Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Housing Needs Assessment Market Analysis
	How was the Agency/Group/Organization consulted?	Brevard County led stakeholder sessions on a variety of topics. CHI, a County Community Housing Development Organization (CHDO) attended the Housing session and provided input on community needs and market circumstances.
	What are the anticipated outcomes of the consultation or areas for improved coordination?	
9	Agency/Entity	Community Legal Services of Mid-Florida
	Organization Type	Services
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted?	Brevard County led stakeholder sessions on a variety of topics. Community Legal Services of Mid-Florida, attended the Fair Housing session and provided input on community needs.
	What are the anticipated outcomes of the consultation or areas for improved coordination?	
10	Agency/Entity	Community of Hope
	Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Housing Needs Assessment Market Analysis
	How was the Agency/Group/Organization consulted?	Brevard County led stakeholder sessions on a variety of topics. Community of Hope, a County Community Housing Development Organization (CHDO) attended the Housing session and provided input on community needs and market circumstances.
	What are the anticipated outcomes of the consultation or areas for improved coordination?	
11	Agency/Entity	Elevate Brevard
	Organization Type	Services
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs

	<p>How was the Agency/Group/Organization consulted?</p> <p>What are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>Brevard County led stakeholder sessions on a variety of topics. Elevate Brevard, attended the Social Services session and provided input on community needs.</p>
1	Agency/Entity	Genesis House
2	Organization Type	Services
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	<p>How was the Agency/Group/Organization consulted?</p> <p>What are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>Brevard County led stakeholder sessions on a variety of topics. Genesis House, attended the Social Services session and provided input on community needs.</p>
1	Agency/Entity	Habitat for Humanity of Brevard County
3	Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Housing Needs Assessment Market Analysis
	<p>How was the Agency/Group/Organization consulted?</p> <p>What are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>Brevard County led stakeholder sessions on a variety of topics. Habitat for Humanity, attended the Housing session and provided input on community needs.</p>
1	Agency/Entity	Housing Authority of Brevard County (HABC)
4	Organization Type	PHA
	What section of the Plan was addressed by Consultation?	Housing Needs Assessment Public Housing Needs Market Analysis
	<p>How was the Agency/Group/Organization consulted?</p> <p>What are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>HABC was consulted via a phone interview as well as direct input to the Consolidated Plan sections (Needs Assessment, Market Analysis, Strategic Plan)</p>
1	Agency/Entity	Housing Authority of the City of Titusville (HACTV)
5	Organization Type	PHA
	What section of the Plan was addressed by Consultation?	Housing Needs Assessment Public Housing Needs

		Market Analysis
	How was the Agency/Group/Organization consulted?	Brevard County led stakeholder sessions on a variety of topics. HACTV was invited to the Fair Housing session and provided input on community needs. HACTV also provided direct input on the development of several Consolidated Plan sections (Needs Assessment, Market Analysis, Strategic Plan)
	What are the anticipated outcomes of the consultation or areas for improved coordination?	
1	Agency/Entity	Housing for Homeless
6	Organization Type	Services
	What section of the Plan was addressed by Consultation?	Housing Needs Assessment Homeless Needs Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted?	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.
	What are the anticipated outcomes of the consultation or areas for improved coordination?	
1	Agency/Entity	North Brevard Sharing Center
7	Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Housing Needs Assessment Homelessness Non-Homeless Special Needs Market Analysis
	How was the Agency/Group/Organization consulted?	Brevard County led stakeholder sessions on a variety of topics. North Brevard Sharing Center, a County Community Housing Development Organization (CHDO) attended the Housing session and provided input on community needs and market circumstances.
	What are the anticipated outcomes of the consultation or areas for improved coordination?	
1	Agency/Entity	Ready for Life Brevard Inc.
8	Organization Type	Services
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted?	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.
	What are the anticipated outcomes of the consultation or areas for improved coordination?	
1	Agency/Entity	Resource Center for Disability Solutions
9	Organization Type	Services

	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted?	Brevard County led stakeholder sessions on a variety of topics. Resource Center for Disability Solutions attended the Fair Housing session and provided input on community needs.
	What are the anticipated outcomes of the consultation or areas for improved coordination?	
20	Agency/Entity	Salvation Army of Brevard County
	Organization Type	Services
	What section of the Plan was addressed by Consultation?	Homelessness Needs Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted?	Brevard County led stakeholder sessions on a variety of topics. Salvation Army attended the Social Services session and provided input on community needs.
	What are the anticipated outcomes of the consultation or areas for improved coordination?	
21	Agency/Entity	South Brevard Sharing Center
	Organization Type	Services
	What section of the Plan was addressed by Consultation?	Homelessness Needs Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted?	Brevard County led stakeholder sessions on a variety of topics. South Brevard Sharing Center attended the Social Services session and provided input on community needs.
	What are the anticipated outcomes of the consultation or areas for improved coordination?	
22	Agency/Entity	South Brevard Women's Center
	Organization Type	Services
	What section of the Plan was addressed by Consultation?	Homelessness Needs Non-Home Special Needs
	How was the Agency/Group/Organization consulted?	Brevard County led stakeholder sessions on a variety of topics. South Brevard Women's Center attended the Social Services session and provided input on community needs.
	What are the anticipated outcomes of the consultation or areas for improved coordination?	
23	Agency/Entity	Steward Medical Center
	Organization Type	Publicly Funded Institution/System of Care
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs

	How was the Agency/Group/Organization consulted? What are the anticipated outcomes of the consultation or areas for improved coordination?	A phone interview was conducted with Steward Medical Center to provide input on needs.
2	Agency/Entity	United Way of Brevard
4	Organization Type	Services
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted? What are the anticipated outcomes of the consultation or areas for improved coordination?	Brevard County presented at the CoC quarterly meeting where this agency was present to provide input on community needs. Coordination between the CoC and the County creates space for CoC members to provide clear input on needs.
2	Agency/Entity	Volunteers of America
5	Organization Type	Services
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted? What are the anticipated outcomes of the consultation or areas for improved coordination?	Brevard County presented at the CoC quarterly meeting where this agency was present to provide input on community needs. Coordination between the CoC and the County creates space for CoC members to provide clear input on needs.

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

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

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

Table 3: Other Local, Regional, and Federal Planning Efforts

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Brevard Homeless Coalition	The CoC's strategic plan to address homelessness informs the County's goals and strategies.
Transportation Planning	Space Coast TPO	Space Coast TPO has several planning reports that outline transportation needs and plans that align with the County's understanding of transportation needs, especially for those with special needs.

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

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.

PR-15 Citizen Participation

91.105, 91.115, 91.200(c) and 91.300(c)

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

Brevard County and each Consortium member proactively sought input from both residents and service agencies to understand needs, support the establishment of priorities, and offer space for any constructive feedback. Two separate surveys were sent out to support the County's understanding of needs:

1. Public agency survey
 - a. This survey asked agencies to identify any gaps in services and prioritize the needs of their service organizations
2. Residents survey
 - a. This survey was sent out to each target area (target areas are described in Section SP-10) and asked residents to prioritize needs within certain categories. The categories were: Public Safety, Public Services, Infrastructure, Housing, Neighborhood Services, Public Facilities, and Economic Development.

The results from both surveys are woven into the Priority Needs and Goals/Strategies outlined in the SP-25 and SP-45 sections of this Consolidated Plan.

Citizen Participation Outreach

Table 4: Targeted Organizations for Citizen Outreach

#	Mode of Outreach	Target of Outreach	Summary of Response/Attendance	Summary of Comments	Summary of Comments not accepted
1	Public Hearing	Non-Targeted/Broad Community			
2	Survey	CDBG Target Areas	Approximately 1,000 resident surveys were completed		No survey responses were not accepted
3	Public Meeting	Non-Targeted/Broad Community	The CDBG Advisory Board is a public meeting. Attendees included members of the board.	No comments were received	All comments were accepted
4	Public Meeting	Non-Targeted/Broad Community	The Affordable Housing Committee is a public meeting. Attendees included members of the board.		
5	Public Hearing	Non-Targeted/Broad Community			

Needs Assessment

NA-05 Overview

Needs Assessment Overview

To better understand the various needs and trends impacting the community, Brevard County analyzed data from the U.S. Census Bureau and the Department of Housing and Urban Development (HUD). These data primarily include the 2013-2017 5-year estimate Comprehensive Housing Affordability Strategy (CHAS) and American Community Survey (ACS) data. The CHAS data are disaggregated for each jurisdiction that receives HUD funding. Understanding that the housing market conditions have changed dramatically since 2017, the County also analyzed supplemental data to paint a more recent picture of the needs facing the Consortium.

The following sections of the Needs Assessment reference various terms for individuals, families, and households which are defined by the Census as the following:

- Small Family Household: A household with two-four members
- Large Family Household: A household with five or more members
- Elderly: An individual ages 62-74
- Frail Elderly or Extra Elderly: An individual age 75 and older
- Household: All people living in a housing unit. Members of a household can be *related* or *unrelated*.
- Family: Related individuals living in the same household
- Nonfamily: Unrelated individuals living in the same household

The Needs Assessment also references specific income categories for individuals and households. For the CDBG program, HUD classifies recipient households into income categories relative to area median income (AMI) including:

- Very Low Income = <30% AMI
- Low Income = 30-50% AMI
- Moderate Income 50-80% AMI

Each income category is adjusted for family or household size. For the CDBG program, the term “low- and moderate-income” refers to all incomes at 80% AMI and under.

HUD Area Median Family income (HAMFI) is also used in place of AMI for some data calculated by HUD within the CHAS dataset. In this context, HAMFI and AMI are synonymous.

It is important to note that the CDBG and HOME programs both target low- and moderate-income beneficiaries, however, the HOME program classifies household income slightly differently. Specifically,

HOME rental activities classify incomes at or below 50% AMI as "very low-income" and incomes between 51 – 80% AMI as "low-income".

In addition, income certifications by "household" size are used within the ESG, HOME, and HOPWA programs, while "family" size is used for CDBG public services, public facilities, or job creation/retention activities.

Table 8 provides the current income limits subject to annual adjustments by HUD:

Table 8: 2022 HUD Income Limits: Brevard County, FL

Family/Household Size								
	1	2	3	4	5	6	7	8
Extremely Low-Income Under 30% AMI	\$ 17,050	\$ 19,500	\$ 23,030	\$ 27,750	\$ 32,470	\$ 37,190	\$ 41,910	\$ 46,630
Low Income 30%-50% AMI	\$ 28,450	\$ 32,500	\$ 36,550	\$ 40,600	\$ 43,850	\$ 47,100	\$ 50,350	\$ 53,600
Moderate Income 50%-80% AMI	\$ 45,500	\$ 52,000	\$ 58,500	\$ 64,950	\$ 70,150	\$ 75,350	\$ 80,550	\$ 85,750

HUD Income Limits (2022) Palm Bay-Melbourne-Titusville, FL MSA

NA-10 Housing Needs Assessment

24 CFR 91.405, 24 CFR 91.205 (a,b,c)

Summary of Housing Needs

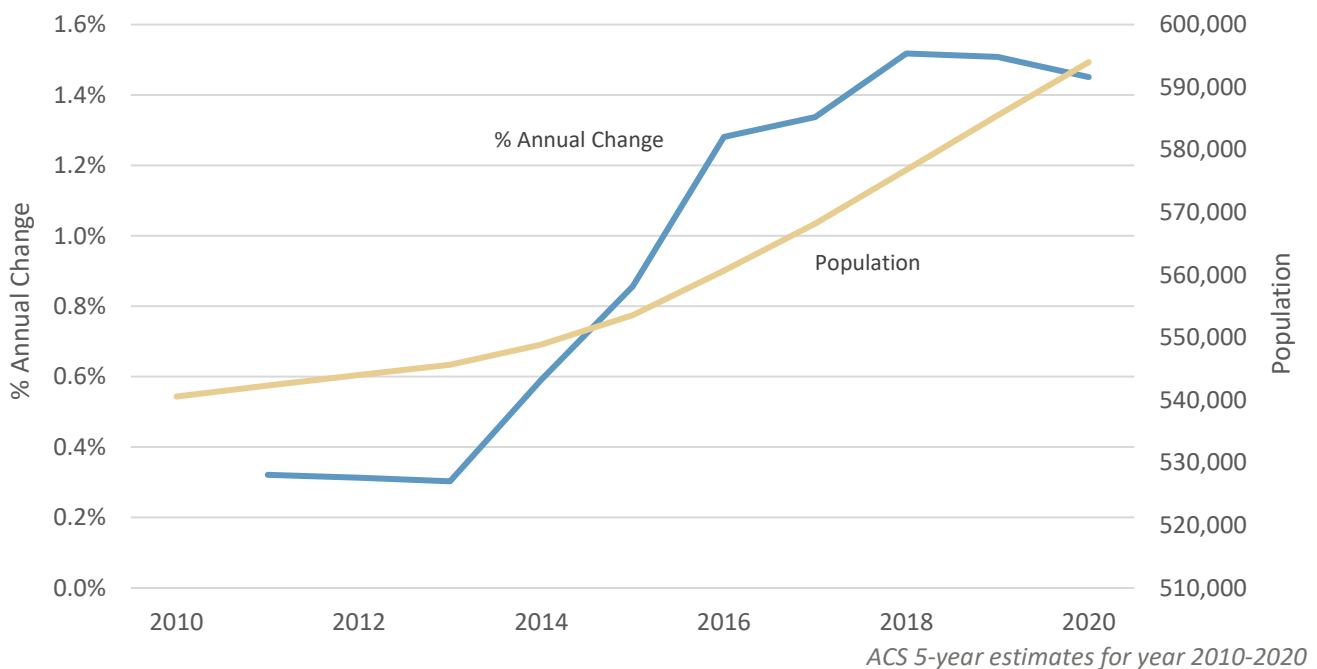
- Lack of housing stock
 - Especially true for those earning less than 80% AMI
 - Extremely limited stock for those earning less than 30% AMI
 - True of both rental and ownership
- Housing development
 - Developers are focused on private market in its current state
 - Track homes are generally in the luxury to high-middle cost range
 - Very high construction and labor costs
 - Sites are running \$80/\$100k per lot
 - Impact fees are high
 - Lots of mobile home parks
 - ADU
 - If wanting an ADU, must ask your neighbor
 - Zoning codes haven't been thoroughly examined in some places for years
 - Coastal communities are mostly built out
 - Housing trust fund has no significant revenue stream
- Tourism impacts
 - Converting lots of housing to vacation rental. Much of the housing near amenities (service industries, schools, work core) have been turned into rental (VRBO, Airbnb, etc.)
 - Beach-access communities are mostly Airbnb/VRBO oriented.
 - Some enclaves of affordability, but limited and diminishing
- Demographic-based need
 - Elderly & Fixed income
 - Very limited maintenance support to age in place
 - Special needs
 - Even fewer affordable housing options for those needing ADA units

Table 9: Housing Needs Assessment Demographics

Demographics	Base Year: 2009	Most Recent Year: 2017	% Change
Population	498,537	527,080	6%
Households	203,753	210,465	3%
Median Income	\$49,523	\$51,536	4%

2009 Census (Base Year) and 2013-2017 ACS (Most Recent Year)

Data from the 2013-2017 ACS indicates that there were 210,465 households in Brevard County in 2017 which represents a 3 percent increase from 2009. More recent ACS data, however, shows that the number of households across the County grew 11 percent, or 236,005 households, by 2020.

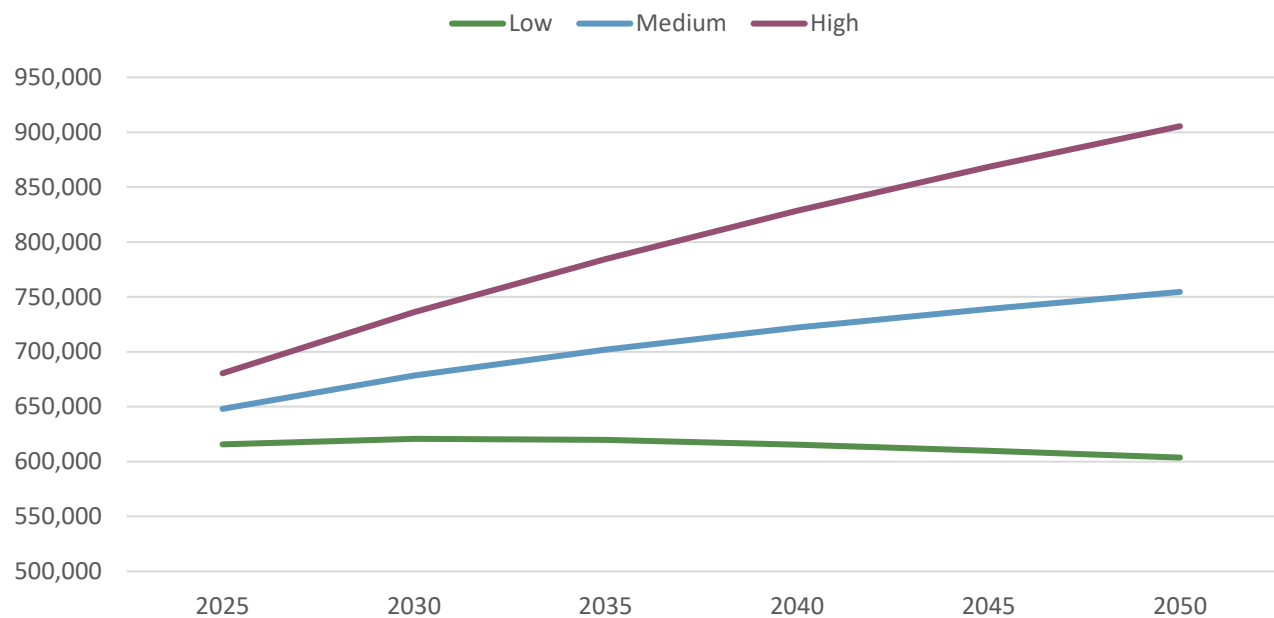
Figure 1: Annual Population Change from 2010-2020

From 2010 to 2020, Brevard County's population grew by 9.9% or 53,418 people. Figure 1 illustrates how the population and annual population growth rate have changed over the past ten years. Between 2014 to 2018, the population growth rate gradually increased each year, however, beginning in 2019, the rate has begun to decrease annually.

Population projections from the Florida Bureau of Economics and Business Research present three scenarios for Brevard County over the next 25 years (Figure 2). The Low Projection anticipates that the population will decrease by 2 percent or around 12,000 people from 2025 to 2050. Conversely, the

Medium and High Projections suggest that the population could increase by about 16 percent (or 106,500 people) and 33 percent (or 225,000 people), respectively, from 2025 to 2050.

Figure 2: Population Projections for Brevard County (2025 - 2050)



Bureau of Economics and Business Research, Florida Population Studies: Projections of Florida Population by County, 2025-2050.

Number of Households

Table 10: Total Number of Households

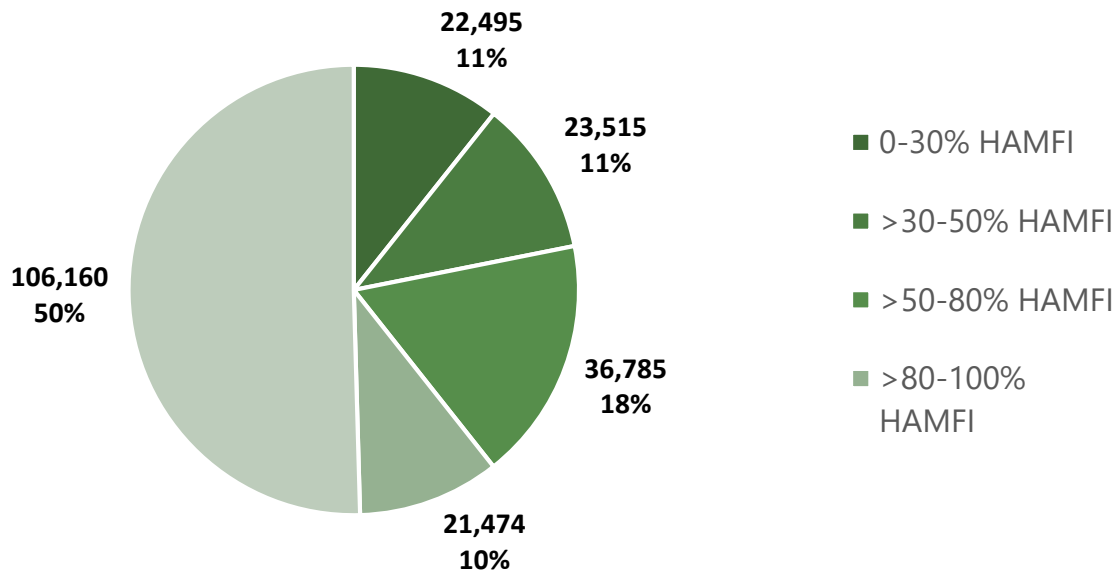
	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households *	22,495	23,515	36,785	21,474	106,160
Small Family Households *	5,838	6,559	11,389	7,755	48,345
Large Family Households *	1,075	1,050	2,113	1,251	5,625
Household contains at least one person 62-74 years of age	5,327	6,340	10,077	5,736	29,891
Household contains at least one-person age 75 or older	4,272	5,978	8,754	4,213	13,709
Households with one or more children 6 years old or younger *	2,631	2,667	4,575	2,864	7,846

2013-2017 CHAS

Table 10 presents a breakdown of the types of households in Brevard County by income category in 2017. The most common type of household was small family households comprising 38 percent of all households, followed by households that contain at least one individual age 62-74, which made up 27 percent of total households.

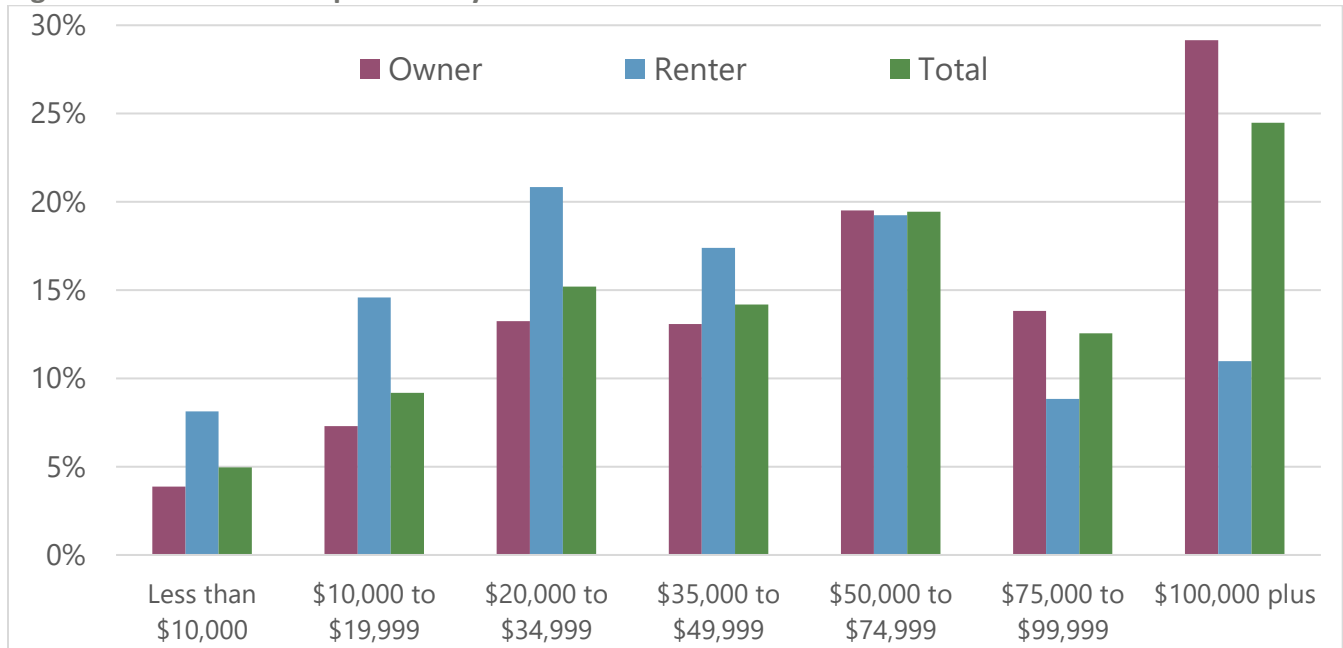
Figure 3 depicts the number of households by income category. Half of all households earned more than 100% HAMFI. For reference, the 2017 median household income in Brevard County was \$51,536. The second most common income category was households earning between 50-80% HAMFI, which accounted for 17 percent of total households.

Figure 3: Number of Households by HAMFI Category



2013-2017 CHAS

Figure 4: Share of the Population by Annual Household Income and Tenure



2013-2017 ACS

In 2019, the median household income in Brevard County was \$56,775 for all households. For owner households, this figure was \$64,591 while the median household income for renter households was \$39,875. Figure 4 presents the share of households in Brevard County by income bracket and tenure in 2019. Overall, there were greater shares of renter households in the lower income categories and greater shares of owner households in the higher income categories. The income bracket with the least

difference by tenure was for households earning between \$50,000 to \$74,999 annually which comprised 19.5 percent of owner households and 19.2 percent of renter households. The income bracket with the greatest disparity by tenure was for households earning more than \$100,000 annually and included 30 percent of owner households and 11 percent of renter households.

Housing Needs Summary Tables

1. Housing Problems (Households with one of the listed needs)

Table 11: Households with Housing Problems

	Renter					Owner				
	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing: Lacking complete plumbing or kitchen facilities	214	195	125	10	544	130	148	55	43	376
Severely Overcrowded: With >1.51 people per room (and complete kitchen and plumbing)	60	84	110	80	334	45	50	10	25	130
Overcrowded: With 1.01-1.5 people per room (and none of the above problems)	225	299	354	59	937	60	120	180	114	474
Housing cost burden greater than 50% of income (and none of the above problems)	6,900	5,079	1,240	123	13,342	5,848	3,640	2,889	844	13,221
Housing cost burden greater than 30% of income (and none of the above problems)	825	3,408	6,172	1,824	12,229	1,859	3,465	6,285	2,564	14,173
Zero/negative Income (and none of the above problems)	1,389	0	0	0	1,389	1,659	0	0	0	1,659

2013-2017 CHAS

Table 11 outlines the number of households experiencing a housing problem by tenure across the County. Of the housing problems identified in the table, the most common issues for renter and owner households were cost burden, or spending more than 30 percent of income on housing, and severe cost burden, spending more than 50 percent of income on housing costs. For renter households, 13,342 households were severely cost burdened, and 12,229 households were cost burdened in 2017. For owner households, these figures were 13,221 and 14,173 households, respectively.

For both renter and owner households, the data indicates that severe housing cost burden was more prevalent for households with lower incomes. In 2017, 6,900 renter households and 5,848 owner households earning less than 30% AMI paid more than 50% of their income on housing costs. Interestingly, extremely low-income households were not the most cost burdened income category, rather the most cost burdened households were moderate income. The data indicates that there were 6,172 renter households and 6,285 owner households earning between 50 – 80% AMI who spent more than 30 percent of their income on housing costs in 2017.

2. Housing Problems (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

Table 12: Households with Severe Housing Problems

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	7,390	5,659	1,825	269	15,143	6,079	3,950	3,139	1,028	14,196
Having none of four housing problems	2,134	4,684	10,574	6,254	23,646	3,833	9,230	21,250	13,924	48,237
Household has negative income, but none of the other housing problems	1,389	0	0	0	1,389	1,659	0	0	0	1,659

2013-2017 CHAS

Table 12 presents the number of households with severe housing problems in Brevard County in 2017. The data indicates that of households earning less than 100% AMI, 38 percent of renters and 22 percent of owners experienced one or more of the four severe housing problems.

3. Cost Burden > 30%

Table 13: Households with Housing Cost Burden (>30%)

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	2,842	3,137	3,018	8,997	1,514	1,782	3,113	6,409
Large Related	740	548	635	1,923	200	200	347	747
Elderly	2,052	2,543	1,839	6,434	4,446	4,175	4,445	13,066
Other	2,499	2,722	2,198	7,419	1,755	1,061	1,328	4,144
Total need by income	8,133	8,950	7,690	24,773	7,915	7,218	9,233	24,366

2013-2017 CHAS

Table 13 presents the number of renter and owner households earning less than 80% AMI who paid more than 30% percent of their income on housing costs in 2017. Small, related households comprised the largest share (36%) of cost burdened renters, followed by other (30%) and elderly households (26%). For owners, 54% of cost burdened households were elderly households and 26% were small, related households.

4. Cost Burden > 50%

Table 14: Households with Severe Housing Cost Burden (>50%)

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	2,628	1,984	385	4,997	1,254	858	975	3,087
Large Related	685	319	30	1,034	140	60	74	274
Elderly	1,707	1,564	477	3,748	3,353	2,091	1,487	6,931
Other	2,270	1,493	404	4,167	1,247	637	424	2,308
Total need by income	7,290	5,360	1,296	13,946	5,994	3,646	2,960	12,600

2013-2017 CHAS

Table 14 outlines the number of renter and owner households earning less than 80% AMI who paid more than 50% percent of their income on housing costs. The most common types of severely cost burdened renter households were small, related households (36%), other (30%), and elderly (27%). For

severely cost burdened owners, the most common types of households were elderly households (55%) and small, related households (25%).

To better understand housing cost burden for owners and renters, Brevard County analyzed more recent ACS data that explored housing costs as a percentage of income for all households. Figure 5 presents the share of severely cost burdened, cost burdened, and not cost burdened households by tenure in Brevard County in 2019. The data indicates a noticeable disparity between renters, owners with a mortgage, and owners without a mortgage. For renter households, 23% were severely cost burdened and 25% were cost burdened. For owners, the absence of a mortgage made a considerable difference in the prevalence of housing cost burden. Thirteen percent of owners with a mortgage were severely cost burdened while this figure was 5% for owners without a mortgage. Likewise, 17% of owners with a mortgage were cost burdened while this was true for only 8% of owners without a mortgage.

Figure 5: Percentage of Cost Burdened Households by Tenure in Brevard County (2019)

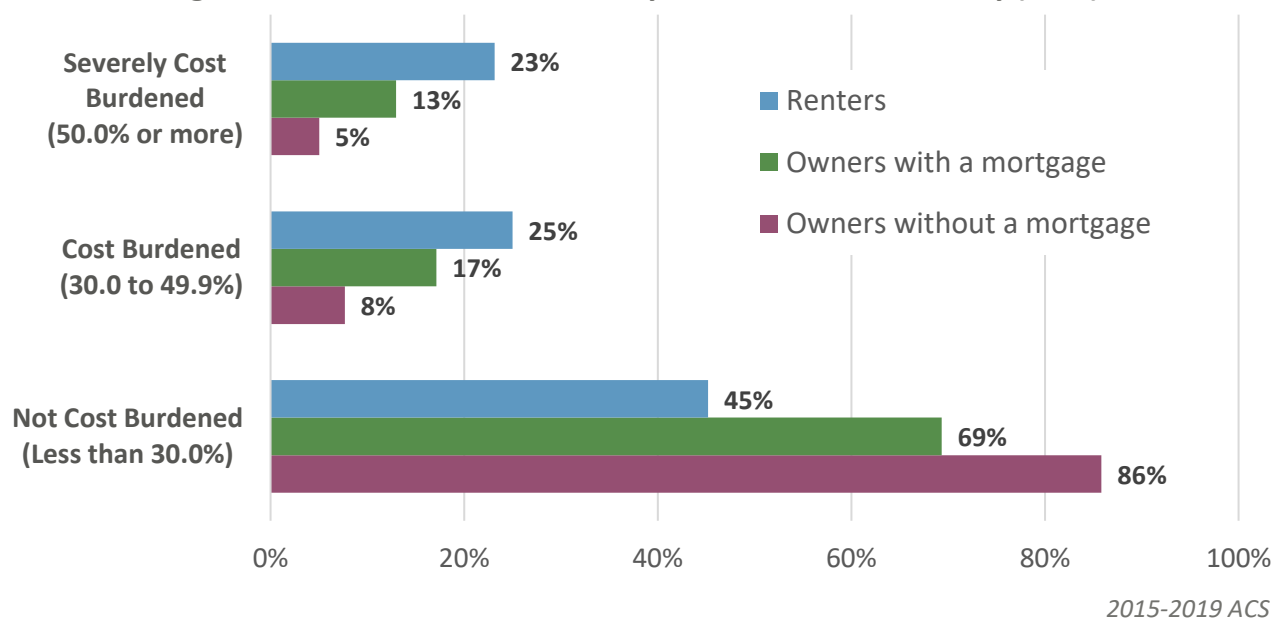


Figure 6: Share of Cost Burdened (Left) and Severely Cost Burdened (Right) Households by Tenure (2010-2020)

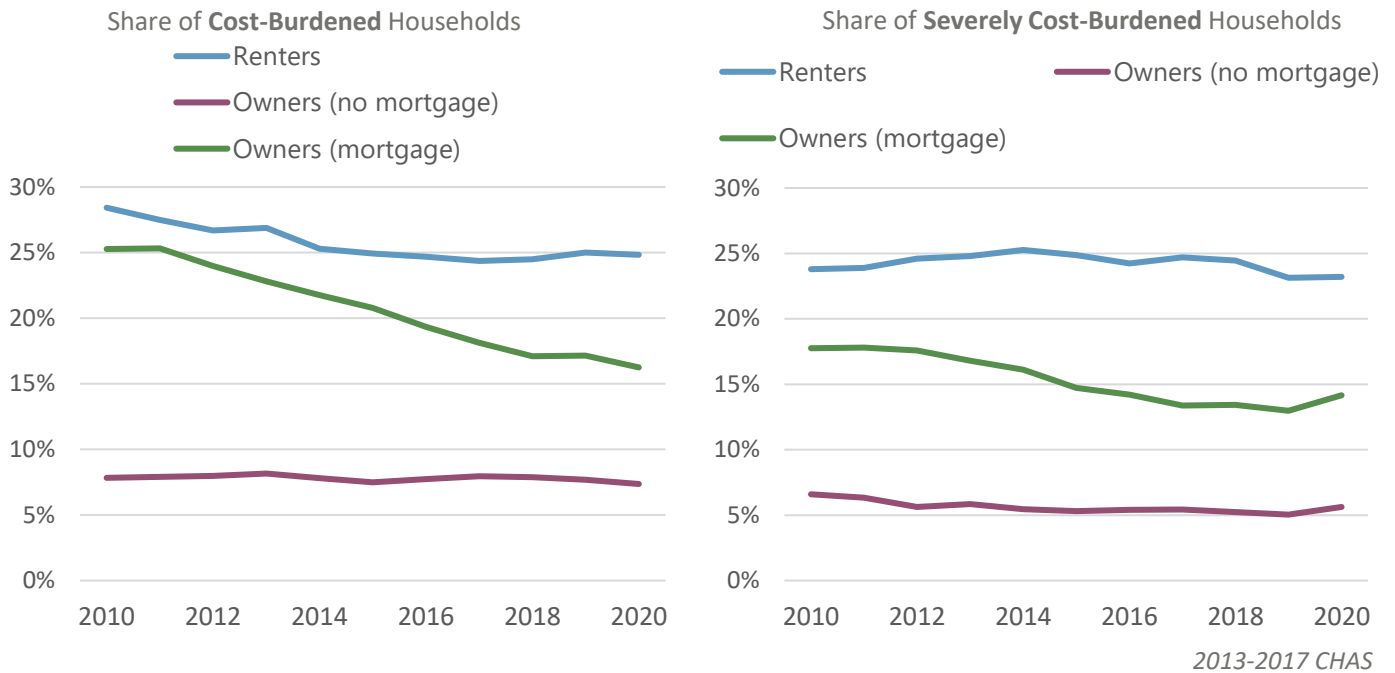


Figure 6 depicts the percentage of cost burdened and severely cost burdened households by tenure over the past 10 years in Brevard County. The line graph on the left presents cost burdened households and indicates that the share of households paying between 30 and 50% of their income on housing costs has changed the most for owners with a mortgage over the past 10 years. From 2010 to 2020, the percent of cost burdened owners with a mortgage dropped by 9 percentage points. Conversely, the percent of cost burdened owners without a mortgage decreased by 6 percentage points while the share of cost burdened renters declined by 4 percentage points.

The line graph on the right presents the share of severely cost burdened households by tenure and indicates that the share of households paying more than 50% of their income on housing costs has also changed the most for owners with a mortgage over the past 10 years. During this period, the percent of severely cost burdened owners with a mortgage dropped by about 4 percentage points. The shares for owners without a mortgage and renters both decreased by about 1 percentage point each.

5. Crowding (More than one person per room)

Table 15: Crowded Households by Type and Percent AMI

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Number Of Households										
Single family households	255	348	434	99	1,136	85	95	135	75	390
Multiple, unrelated family households	0	35	25	40	100	25	80	55	53	213
Other, non-family households	30	0	0	0	30	0	0	0	15	15
Total need by income	285	383	459	139	1,266	110	175	190	143	618

2013-2017 CHAS

Table 15 displays the number of crowded households that earn less than 100% AMI by household type and income category. Households are considered crowded when there is more than one person per room. In general, 1,266 renter households and 618 owner households. For renters, single family households comprised 90% of crowded households earning less than 100% AMI. For owners, single family households made up 63% of crowded households while multiple, unrelated family households comprised 34% of crowded households.

Table 16: Households with Children Present by Year Structure Built

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Households with Children Present								
Structure built 1980 or later	1,115	1,220	1,695	4,030	355	575	1,435	2,365
Structure built 1940 to 1979	1,105	845	890	2,840	190	280	755	1,225
Structure built 1939 or earlier	25	10	0	35	0	0	20	20
Total Households with Children Present	2,245	2,075	2,585	6,905	545	855	2,210	3,610

2013-2017 CHAS

Table 16 outlines the number of renter and owner households earning less than 80% AMI with one or more children aged six years or younger by housing structure age. Housing units constructed prior to 1978 pose a potentially higher risk of containing lead-based paint since it was not until 1978 that the federal government banned the use of lead-based paint in residential dwellings. Although current HUD habitability standards require inspections for units constructed prior to 1978 that will be occupied by households with children aged six years or younger, lead poisoning remains a serious health risk especially for young children.

CHAS data indicates that there are a number of older housing units where young children are present. In 2017, there were a total of 6,905 renter households earning less than 80% AMI who had children aged six years or younger across the County. Of these households, 42% (or 2,875 households) resided in housing structures that were built prior to 1980. For owners, there were a total of 3,610 households earning less than 80% AMI with young children and 34% (or 1,245 households) lived in housing structures constructed prior to 1980. Although CHAS data do not identify housing units requiring lead hazard remediation, the data do indicate that a large number of lower income households with young children reside in older housing stock.

Describe the number and type of single person households in need of housing assistance.

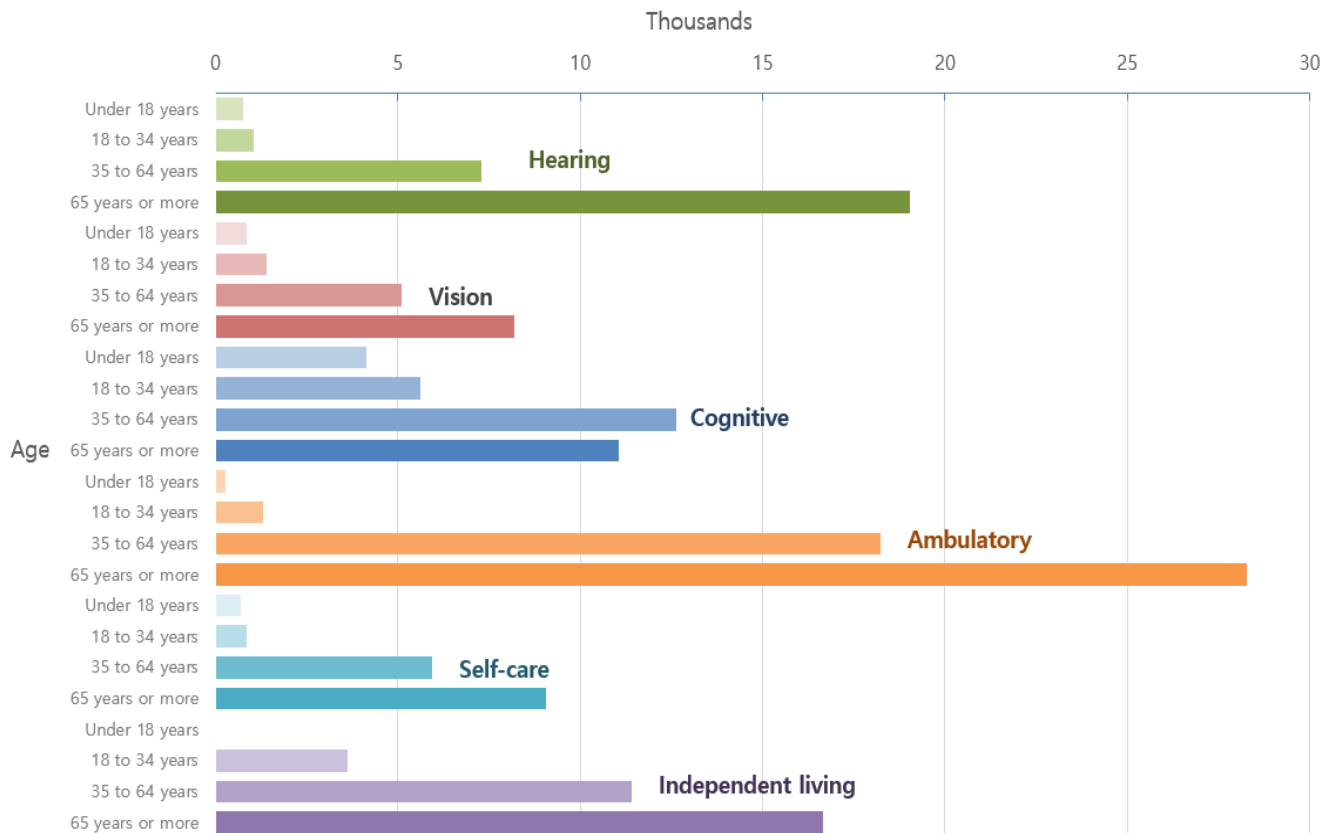
Although specific data on the number of single person households in need of housing assistance is not readily available, data from the ACS indicates that there is a large number of single person households below the poverty line in Brevard County. In 2017 there were 72,965 householders living alone across

the County. Of these, 11,700 (or 16% of all single person households) lived below the poverty line. By 2020, the total number of single person households had decreased to 61,926 and 10,607 (or 17%) were living below the poverty line. Since the cost of both rental and owner-occupied housing has increased in Brevard County, it is possible that fewer individuals can afford to live alone which may explain the decrease in total single person households as well as the slight increase in the percent of single person households living below the poverty line.

Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault, and stalking.

In 2019, 15.8% of Brevard County's population had a disability and nearly half (49%) of these individuals were over the age of 65. Figure 7 depicts the number of individuals with a disability by type and age. In general, people with disabilities have a lower median income and higher poverty rate compared to individuals without a disability. In 2019, the median income for people with a disability was \$23,223 while the median income for people without a disability was \$32,236. In addition, 15.5% of individuals with a disability lived below the federal poverty line compared to 9.7% of individuals without a disability.

Figure 7: Individuals with a Disability by Type in Brevard County



2015-2019 ACS

Data from Florida's Department of Law Enforcement from 2017 to 2019 provides information on the prevalence of reported crimes related to domestic violence in Brevard County. During this three-year period, there were 11,796 reported domestic violence crimes across the County. Of these, around 80% involved simple assault and 15% involved aggravated assault.

Organizations in Brevard County serving survivors of domestic violence, dating violence, sexual assault, and stalking have policies and procedures in place to help connect individuals to services while ensuring their safety. [Update text below]

For a homeless person who is identified as a victim of domestic violence during the initial process of Coordinated Assessment, that person is immediately referred to one of the Domestic Violence (DV) Provider Shelter agencies: Salvation Army in Cocoa or Serene Harbor in Melbourne. In most cases, the Sheriff's Department is the referring agency with the client going directly to the shelter agency to maintain their safety and security.

The South Brevard Women's Center Inc. started receiving CDBG funds in FY 2012-2014 to provide supportive services such as food, clothing, low/no cost household items, job placement, counseling, and financial assistance to women and women with children who are survivors of domestic violence. The agency's program is directed to "limited clientele" on a citywide basis by providing a local business office and a "safe house" at an undisclosed location in Titusville. The safe house was donated to the agency by the City of Titusville and rehabilitated to benefit this underserved population. It is the only transitional housing unit designated for survivors of domestic violence in the northern, non-entitlement areas of Brevard County. Based upon the self-declaration statements of the clients, this program is serving 51% low/mod persons.

What are the most common housing problems?

In 2019, about one third (29.1%) of occupied housing units in Brevard County had one or more of the four housing problems. When broken down by tenure, almost half of renter-occupied units (48.7%) experienced one or more housing problems while this was true for about a quarter (22.4%) of owner-occupied units.

CHAS data indicates that the most common housing issues for renter and owner households were cost burden and severe cost burden. In 2017, 90% of cost burdened renters were extremely low- and low-income households and 78% of severely cost burdened renters were low- and moderate-income households. For owners, 72% of cost burdened households were extremely low- and low-income while 69% of severely cost burdened households were low- and moderate-income.

Are any populations/household types more affected than others by these problems?

CHAS data indicates that in 2017, 54% of all cost burdened and 55% of all severely cost burdened owner households were elderly households. For renters, there was more of an even split between small, related, elderly, and other households among those who were cost burdened and severely cost burdened.

Describe the characteristics and needs of low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance.

Clients who have received rapid-rehousing assistance to enter a permanent placement are now finding that upon lease renewal the rent is being substantially increased to the point where it is no longer viable for that household. That is causing families to return to temporary placements, such as Hotel stays, instead of staying stably housed.

Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness

An increase in rent averaging around 40% for households, alongside incredible increases in daily living expenses is a sure way to create instability within a household.

NA-15 Disproportionately Greater Need: Housing Problems

91.405, 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

Brevard County analyzed 2013-2017 CHAS data to determine whether any of the identified race or ethnic groups had a disproportionately greater need relative to the rest of the jurisdiction. Federal regulations consider a specific racial or ethnic group as having a disproportionately greater need when the percentage of people belonging to the racial or ethnic group experiencing a particular problem is at least 10 percentage points higher than the percentage of individuals experiencing the same issue in the area as a whole (CFR 91.205(b)(2)).

The following tables present the share of households by race and ethnicity and income level that are experiencing one or more of the four housing problems. These include: 1.) Housing lacks complete kitchen facilities; 2.) Housing lacks complete plumbing facilities; 3.) There is more than one person per room (overcrowded); and 4.) Household is cost burdened (pay over 30% of income is spent on housing costs).

0%-30% of Area Median Income

Table 17: Households with Housing Problems by Race and Ethnicity (0-30% AMI)

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems	Share with housing problem	Percentage point difference relative to the jurisdiction as a whole
Jurisdiction as a whole	16,165	3,287	3,048	72%	0
White	11,399	2,447	2,105	71%	0
Black / African American	2,435	595	604	67%	-5
Asian	394	80	108	68%	-4
American Indian, Alaska Native	20	0	15	57%	-15
Pacific Islander	0	0	0	-	-
Hispanic	1,712	154	174	84%	12
*The four housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%					

2013-2017 CHAS

Table 17 provides a breakdown of extremely low-income households experiencing one or more of the four housing problems by race and ethnicity in Brevard County. In 2017, 72% of all households earning less than 30% AMI had at least one of the four housing problems. When disaggregated by race and ethnicity, the data indicate Hispanic households were disproportionately affected. Specifically, 84% of extremely low-income Hispanic households experienced at least one housing problem which is 12 percentage points above the jurisdiction as a whole.

30%-50% of Area Median Income

Table 18: Households with Housing Problems by Race and Ethnicity (30-50% AMI)

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems	Share with housing problem	Percentage point difference relative to the jurisdiction as a whole
Jurisdiction as a whole	16,484	7,040	0	70%	0
White	12,139	5,125	0	70%	0
Black / African American	2,245	1,000	0	69%	-1
Asian	234	139	0	63%	-7
American Indian, Alaska Native	30	10	0	75%	5
Pacific Islander	0	0	0	-	-
Hispanic	1,626	714	0	69%	-1
<i>*The four housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%</i>					

2013-2017 CHAS

Table 18 presents the number of low-income households who experienced one or more of the four housing problems by race and ethnicity in Brevard County. In 2017, 70% of all households earning between 30 – 50% AMI had at least one of the four housing problems. The data indicates that the percentage of low-income households experiencing at least one housing issue varies by race and ethnicity, however, no single group appears to be disproportionately impacted.

50%-80% of Area Median Income

Table 19: Households with Housing Problems by Race and Ethnicity (50-80% AMI)

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems	Share with housing problem	Percentage point difference relative to the jurisdiction as a whole
Jurisdiction as a whole	17,423	19,353	0	47%	0
White	13,377	15,238	0	47%	-1
Black / African American	2,185	2,295	0	49%	1
Asian	234	225	0	51%	4
American Indian, Alaska Native	0	60	0	0%	-47
Pacific Islander	0	0	0	-	-
Hispanic	1,329	1,349	0	50%	2
<i>*The four housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%</i>					

2013-2017 CHAS

Table 19 presents the number of moderate-income households who experienced one or more of the four housing problems by race and ethnicity in Brevard County. In 2017, 47% of all households earning between 50 – 80% AMI had at least one of the four housing problems. The data shows that there was variation between the percentage of moderate-income households experiencing at least one housing issue varies by race and ethnicity, however, no single group appears to be disproportionately impacted.

80%-100% of Area Median Income

Table 20: Households with Housing Problems by Race and Ethnicity (80-100% AMI)

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems	Share with housing problem	Percentage point difference relative to the jurisdiction as a whole
Jurisdiction as a whole	5,682	15,802	0	26%	0
White	4,547	12,418	0	27%	0
Black / African American	669	1,548	0	30%	4
Asian	73	283	0	21%	-6
American Indian, Alaska Native	4	140	0	3%	-24
Pacific Islander	0	0	0	-	-
Hispanic	318	1,189	0	21%	-5
<i>*The four housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%</i>					

2013-2017 CHAS

Table 20 depicts the number of households with incomes between 50-80% AMI who experienced one or more of the four housing problems by race and ethnicity in Brevard County. In 2017, 26% of all households in this income range had at least one of the four housing problems. There is variation between the percentage of households earning between 50-80% AMI who experienced at least one housing issue by race and ethnicity, however, no single group appears to be disproportionately impacted.

Discussion

When exploring the percent of households experiencing at least one of the four housing problems by income level, it is apparent that disparities exist by race and ethnicity. For every income level, there were variations in the share of households experiencing a housing issue depending on the race and ethnicity of the household. The only disproportionately greater need identified by the County was for extremely low-income Hispanic households. Specifically, 84% of extremely low-income Hispanic households experienced at least one housing problem which is 12 percentage points above the jurisdiction as a whole.

NA-20 Disproportionately Greater Need: Severe Housing Problems

91.405, 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

Brevard County analyzed 2013-2017 CHAS data to determine whether any of the identified race or ethnic groups had a disproportionately greater need relative to the rest of the jurisdiction. Federal regulations consider a specific racial or ethnic group as having a disproportionately greater need when the percentage of people belonging to the racial or ethnic group experiencing a particular problem is at least 10 percentage points higher than the percentage of individuals experiencing the same issue in the area as a whole (CFR 91.205(b)(2)).

The following tables indicate the percentage of households by race and ethnicity and income level experiencing one or more of the four severe housing problems. These include: 1.) Housing lacks complete kitchen facilities; 2.) Housing lacks complete plumbing facilities; 3.) There are more than 1.5 people per room (overcrowded); and 4.) Household is severely cost burdened (pays more than 50% of income on housing costs).

0%-30% of Area Median Income

Table 21: Households with Severe Housing Problems by Race and Ethnicity (0-30% AMI)

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems	Share with housing problem	Percentage point difference relative to the jurisdiction as a whole
Jurisdiction as a whole	13,469	5,967	3,048	60%	0
White	9,458	4,391	2,105	59%	-1
Black / African American	1,990	1,025	604	55%	-5
Asian	279	195	108	48%	-12
American Indian, Alaska Native	20	0	15	57%	-3
Pacific Islander	0	0	0	-	-
Hispanic	1,542	329	174	75%	15
*The four severe housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%					

2013-2017 CHAS

Table 21 provides a breakdown of extremely low-income households experiencing one or more of the four severe housing problems by race and ethnicity in Brevard County. In 2017, 60% of all households earning less than 30% AMI had at least one of the four severe housing problems. When disaggregated by race and ethnicity, the data indicate Hispanic households were disproportionately affected. Specifically, 75% of extremely low-income Hispanic households experienced at least one severe housing problem which is 15 percentage points above the jurisdiction as a whole.

30%-50% of Area Median Income

Table 22: Households with Severe Housing Problems by Race and Ethnicity (30-50% AMI)

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems	Share with housing problem	Percentage point difference relative to the jurisdiction as a whole
Jurisdiction as a whole	9,609	13,914	0	41%	0
White	6,939	10,354	0	40%	-1
Black / African American	1,180	2,070	0	36%	-5
Asian	145	228	0	39%	-2
American Indian, Alaska Native	30	14	0	68%	27
Pacific Islander	0	0	0	-	-
Hispanic	1,162	1,163	0	50%	9
*The four severe housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%					

2013-2017 CHAS

Table 22 presents the number of low-income households who experienced one or more of the four severe housing problems by race and ethnicity in Brevard County. In 2017, 41% of all households earning between 30 – 50% AMI had at least one of the four severe housing problems. When disaggregated by race and ethnicity, the data indicate American Indian and Alaska Native households were disproportionately affected. Specifically, 68% of extremely low-income American Indian and Alaska Native households experienced at least one severe housing problem which is 27 percentage points above the jurisdiction as a whole. It is important to note, however, that the universe of American Indian and Alaska Native households for this analysis only includes 44 households which may skew the data.

50%-80% of Area Median Income

Table 23: Households with Severe Housing Problems by Race and Ethnicity (50-80% AMI)

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems	Share with housing problem	Percentage point difference relative to the jurisdiction as a whole
Jurisdiction as a whole	4,964	31,824	0	13%	0
White	4,059	24,578	0	14%	1
Black / African American	340	4,145	0	8%	-6
Asian	85	374	0	19%	5
American Indian, Alaska Native	0	60	0	0%	-13
Pacific Islander	0	0	0	-	-
Hispanic	418	2,248	0	16%	2
*The four severe housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%					

2013-2017 CHAS

Table 23 presents the number of moderate-income households who experienced one or more of the four severe housing problems by race and ethnicity in Brevard County. In 2017, 13% of all households earning between 50 – 80% AMI had at least one of the four severe housing problems. The data show that there was variation between the percentages of moderate-income households experiencing at least one severe housing issue by race and ethnicity, however, no single group appears to be disproportionately impacted.

80%-100% of Area Median Income

Table 24: Households with Severe Housing Problems by Race and Ethnicity (80-100% AMI)

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems	Share with housing problem	Percentage point difference relative to the jurisdiction as a whole
Jurisdiction as a whole	1,297	20,178	0	6%	0
White	1,002	15,973	0	6%	0
Black / African American	145	2,069	0	7%	1
Asian	34	322	0	10%	4
American Indian, Alaska Native	0	145	0	0%	-6
Pacific Islander	0	0	0	-	
Hispanic	79	1,435	0	5%	-1
*The four severe housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%					

2013-2017 CHAS

Table 24 depicts the number of households with incomes between 50-80% AMI who experienced one or more of the four severe housing problems by race and ethnicity in Brevard County. In 2017, 6% of all households in this income range had at least one of the four severe housing problems. There is some variation between the percentages of households earning between 50-80% AMI who experienced at least one housing issue by race and ethnicity, however, no single group appears to be disproportionately impacted.

Discussion

Analysis of the percent of households experiencing at least one of the four severe housing problems by income level underscores the racial and ethnic disparities that exist across the County. For every income level, there were differences in the share of households experiencing a severe housing issue depending on the race and ethnicity of the household. The County identified two disproportionately greater needs in its analysis. The first was for extremely low-income Hispanic households where 75% experienced at least one severe housing problem whereas this figure was 60% for all households. The second was for low-income American Indian and Alaska Native households where 68% experienced at least one severe housing problem compared to 41% of households for the jurisdiction as a whole.

NA-25 Disproportionately Greater Need: Housing Cost Burdens

91.405, 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

Brevard County analyzed 2013-2017 CHAS data to determine whether any of the identified race or ethnic groups had a disproportionately greater need relative to the rest of the jurisdiction. Federal regulations consider a specific racial or ethnic group as having a disproportionately greater need when the percentage of people belonging to the racial or ethnic group experiencing a particular problem is at least 10 percentage points higher than the percentage of individuals experiencing the same issue in the area as a whole (CFR 91.205(b)(2)).

The following table outlines the percentage of households by race and ethnicity by level of housing cost burden. Households paying less than 30% of their income on housing costs are considered not housing cost burdened. Households spending between 30-50% of their income on housing costs are considered housing cost burdened. Households devoting over 50% of their income on housing costs are considered to be severely housing cost burdened.

Housing Cost Burden

Table 25: Housing Cost Burden by Race and Ethnicity

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)	Share <=30%†	Share 30- 50%†	Share > 50%†
Jurisdiction as a whole	145,218	33,423	28,741	3,075	69%	16%	14%
White	119,620	25,635	21,309	2,120	71%	15%	13%
Black / African American	11,429	4,369	3,485	604	57%	22%	18%
Asian	2,324	677	469	118	65%	19%	13%
American Indian, Alaska Native	423	83	50	15	74%	15%	9%
Pacific Islander	65	20	0	0	76%	24%	0%
Hispanic	9,393	2,263	3,031	174	63%	15%	20%
†Percentages are rounded							

2013-2017 CHAS

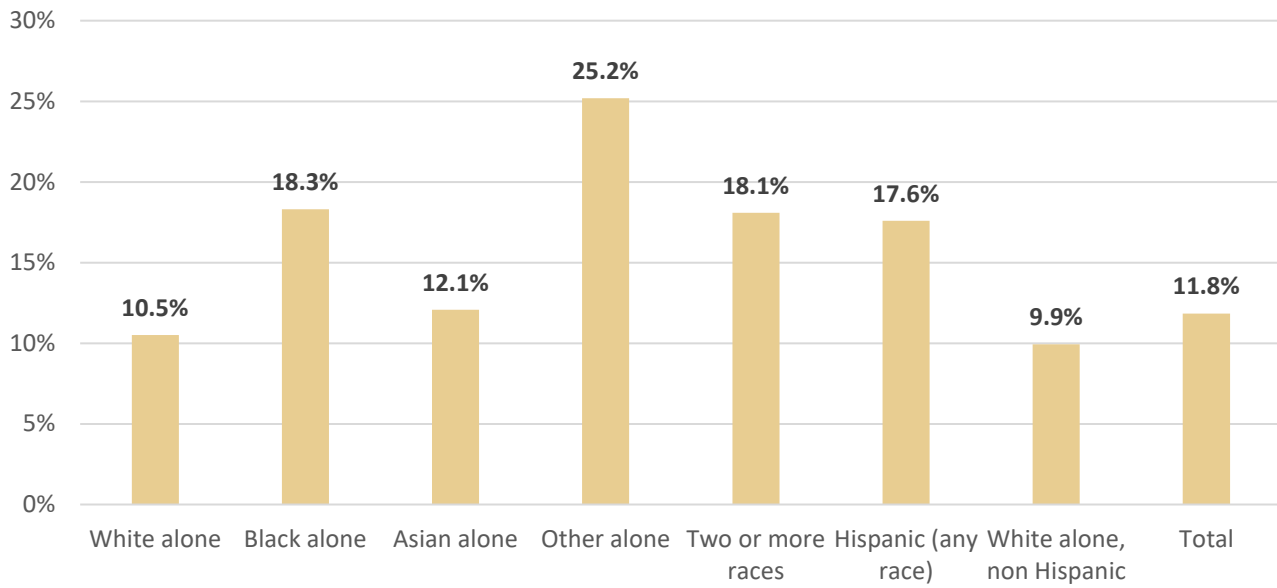
Discussion

Table 25 outlines the percentage of households at different housing cost burden levels by race and ethnicity. In 2017, 69% of households in Brevard County spent less than 30% of their incomes on housing costs and were considered to not be cost burdened. Thirty percent of households had some level of housing cost burden while 1% had no or negative income and therefore, housing cost burden was not computed. Of the households experiencing housing cost burden, 16% paid between 30-50% of their income on housing costs and 14% spent more than 50% of their income on housing costs.

When disaggregated by race and ethnicity, noticeable variations emerge. Of the households that identified as White, 28% paid more than 30% of their income on housing costs whereas this figure was 39% for Black/African American households. The two groups with the lowest percentage of cost burdened households were American Indian and Alaska Native and Pacific Islander, however, the population of households included in the analysis for each group was quite small and therefore potentially not as reliable. For example, the CHAS analysis that explored disproportionately greater needs indicated that for American Indian and Alaska Native households, the percentage of households experiencing at least one housing problem changed considerably by income level. For Pacific Islander households, there was no data available. Overall, Brevard County did not identify any race or ethnic groups as experiencing a disproportionately greater need regarding cost burden and severe cost burden.

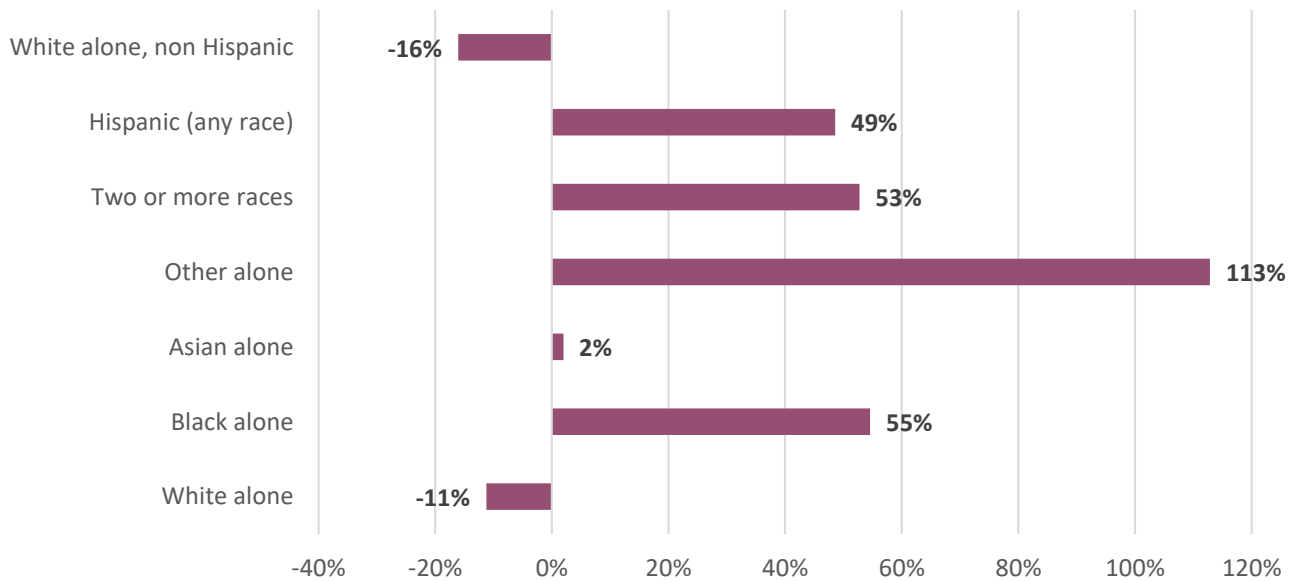
To supplement the CHAS analysis on housing cost burdened households, Brevard County explored additional ACS data. Figure 8 presents the poverty rates for various racial and ethnic groups in Brevard County and Figure 9 outlines the percent difference between poverty rates for each racial and ethnic group relative to the County's overall poverty rate. In 2019, the overall poverty rate for the County was 11.8%, however, there was considerable variation in the rates for each race and ethnic group. Residents who were White, non-Hispanic had the lowest poverty rate at 9.9%, which is about 2 percentage points lower than the County rate, while 25.2% of individuals who identified as Other race alone lived below the poverty line, which is more than double the poverty rate for the entire County.

Figure 8: Poverty Rates by Race and Ethnicity



2015-2019 ACS

Figure 9: Difference in Poverty Rates by Race and Ethnicity Relative to County Poverty Rate



2015-2019 ACS

NA-30 Disproportionately Greater Need: Discussion

91.205 (b)(2)

Are there any Income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?

The County's analysis on disproportionately greater needs revealed that the prevalence of housing problems experienced by households varied considerably by racial and ethnic groups as well as income level. Table 26 highlights the group and income levels which the County identified as having a disproportionately greater need.

It is important to note that for some racial or ethnic groups, there was a disproportionately greater need identified, yet significantly fewer households experienced a housing problem within the racial or ethnic group compared to the number of households experiencing the same problem in the jurisdiction as a whole. Specifically, the County found that low-income American Indian and Alaska Native households disproportionately experienced severe housing problems because 68% of households, or 30 out of 44 households, had one or more of the four severe housing problems. Since the number of households who experienced one or more severe housing problems falls within the CHAS margin of error, the data for this specific group may not be reliable.

Table 26: Identified Disproportionately Greater Needs by Race/Ethnicity and Income Level

Disproportionately Greater Need	Race/Ethnic Group	Income Level
Housing Problems	Hispanic households	Extremely low-income (0-30% AMI)
Severe Housing Problems	Hispanic households	Extremely low-income (0-30% AMI)
	American Indian and Alaska Native	Low-income (30-50% AMI)
Housing Cost Burden	None identified	None identified

Analysis of 2013-2017 CHAS

If they have needs not identified above, what are those needs?

The CHAS analysis identified needs for the racial and ethnic groups described above. Other sections of the Needs Assessment and Market Analysis of the Consortium's Consolidated Plan outline other needs not identified in this section.

Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?

The Needs Assessment and Market Analysis sections of the Consortium’s Consolidated Plan provide an overview of demographic conditions and housing problems throughout Brevard County. Currently, there are two areas recognized by HUD as racially or ethnically concentrated areas of poverty (R/ECAP) in Brevard County. One R/ECAP is in Cocoa and is depicted in Figure 10 while another R/ECAP is located in Titusville and is depicted in Figure 11. The orange line surrounds the R/ECAP area while the heat map depicts the poverty rate for the County’s census tracts. In 2020, 56.6% of the individuals living in Cocoa’s R/ECAP were Black or African American, 15.7% identified as Other race, and 24.6% of individuals were Hispanic. In Titusville’s R/ECAP, 62.4% of the population was Black or African American. Although it is not certain whether the households identified as having a disproportionately greater need in the CHAS analysis are located in either of the County’s R/ECAPs, it is possible that the households living in low-income and minority concentrated areas experience housing problems.

Figure 10: R/ECAP and Census Tract Poverty Rates in Cocoa

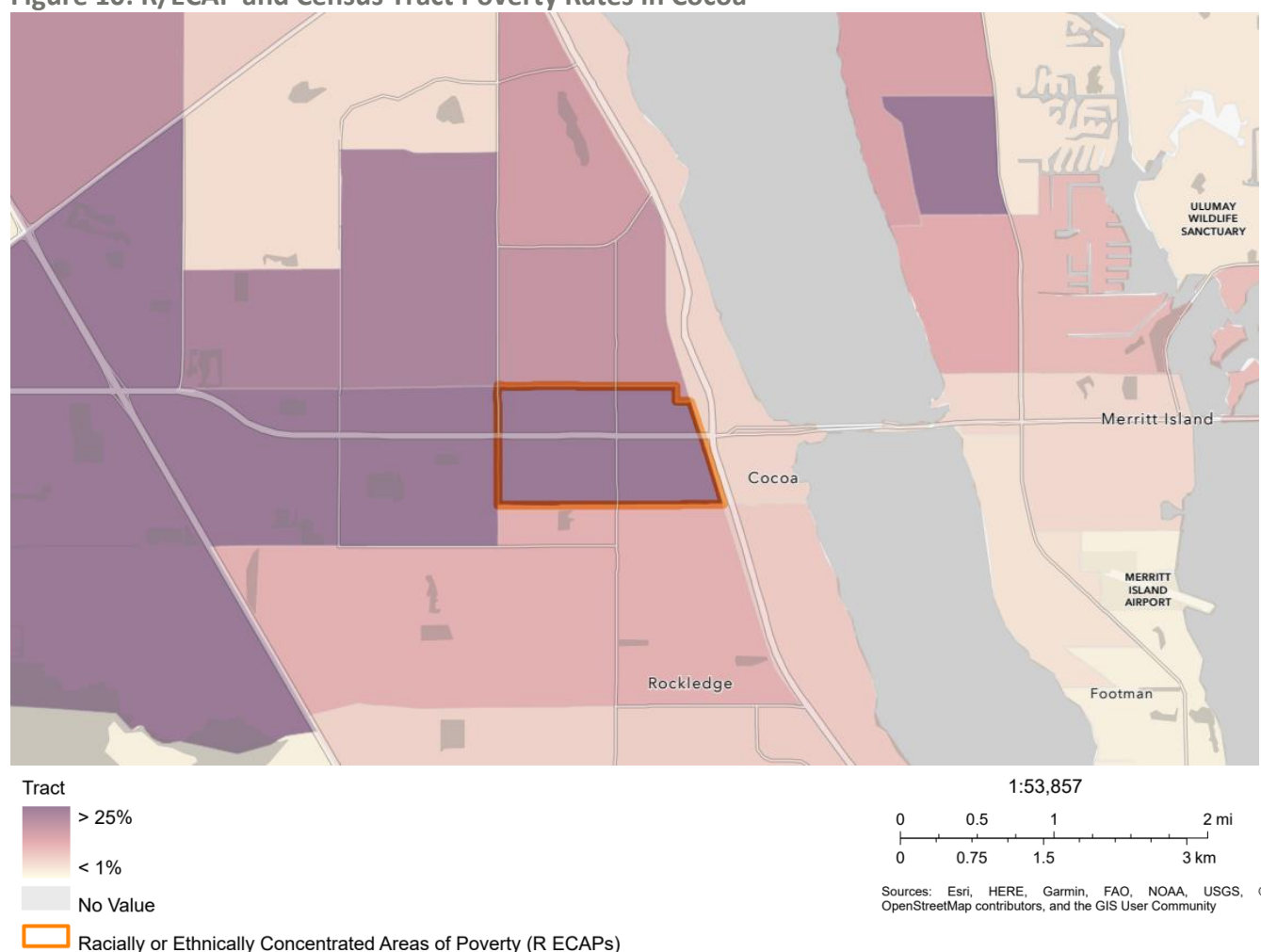
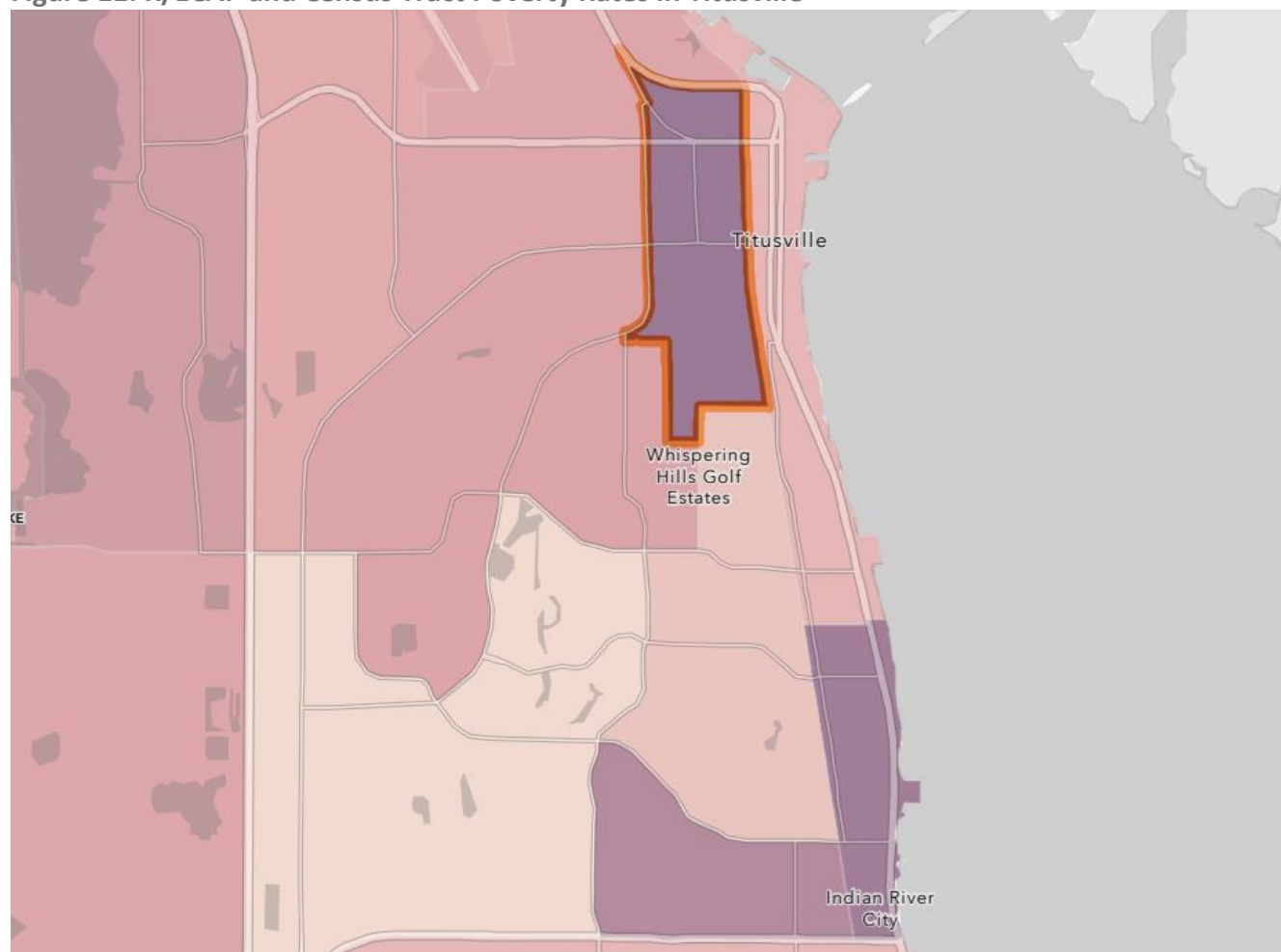


Figure 11: R/ECAP and Census Tract Poverty Rates in Titusville



Tract

> 25%

< 1%

No Value

Racially or Ethnically Concentrated Areas of Poverty (R ECAPs)

1:53,857

0 0.5 1 2 mi
0 0.75 1.5 3 km

Sources: Esri, HERE, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

NA-35 Public Housing

91.405, 91.205 (b)

Introduction

Brevard County is home to four public housing authorities (PHAs). The Housing Authority of Brevard County (HABC) and the Melbourne Housing Authority (MHA) utilize the same staff to jointly administer programs serving the City of Melbourne and the non-entitlement areas of Brevard County. HABC and MHA own and operate public housing units while HABC also administers a Section 8 Housing Choice Voucher program. The Cocoa Housing Authority (CHA) serves the City of Cocoa and manages its own Housing Choice Voucher program. In addition, CHA manages properties that were converted from public housing to Project-Based Rental Assistance (PBRA) and Low-Income Housing Tax credit (LIHTC) units. Lastly, the Housing Authority of the City of Titusville (HACTV) serves the City of Titusville and oversees a Housing Choice Voucher program and public housing units.

The housing authorities strive to ensure that their units are well maintained to provide residents with decent, safe, and sanitary housing. The following tables contain data from the Public and Indian Housing (PIH) Information Center (PIC) and represent data for all four of the County's housing authorities.

Totals in Use

Table 27: Public Housing Units by Program Type

Program Type									
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units/vouchers available	0	0	923	2,223	0	2,121	100	0	2
<i>*Includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition</i>									

2017 PIH Information Center (PIC)

Table 27 outlines the number of housing units and vouchers available to eligible households across the four housing authorities in 2017 in Brevard County. By 2021, the total number of public housing units had dropped to 815 while the number of Housing Choice Vouchers available grew to 3,096. In its 2022 Annual PHA Plan, MHA noted that the housing authority is working to convert public housing units to tenant-based rental assistance.

Characteristics of Residents

Tables 28, 29, and 30 present a demographic overview of Brevard County's public housing residents. In 2017, most public housing residents and voucher holders identified as Black/African American, followed by White. For special-purpose vouchers, such as those provided through the Veterans Affairs Supportive Housing Program, the opposite was true: the majority of recipients were White followed by Black/African American. Most public housing residents and voucher holders did not identify as Hispanic.

It is also important to note that a majority of public housing residents and voucher holders were members of households that requested accessibility features. Additionally, a large share of individuals residing in public housing or receiving a voucher were over the age of 62 and/or lived in a family with a disabled individual.

Characteristics of Residents

Table 28: Characteristics of Public Housing Residents

Race	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# Homeless at Admission	0	0	0	0	0	0	0	0	0
# Elderly Program Participants (over age 62)	0	0	321	294	0	280	14	0	0
# Disabled Families	0	0	190	675	0	613	60	0	0
# Families Requesting Accessibility Features	0	0	923	2,223	0	2,121	100	0	0
# HIV/AIDS Program Participants	0	0	0	0	0	0	0	0	0
# Domestic Violence Survivors	0	0	0	0	0	0	0	0	0

**Includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-Year, and Nursing Home Transition*

2017 PIH Information Center (PIC)

The Titusville Housing Authority's Section 8 program has been designated 32 Emergency Housing Vouchers that are helping to assist homeless or other specifically designated groups. The program continues to sustain the Housing Choice Voucher (HCV), the Non-Elderly Disabled (NED) and the Veteran's Administrative Supportive Housing (VASH) programs. The Housing Authority's VASH program is leasing to homeless veterans with the assistance of the local Veteran's Administration. Applying for special voucher programs allows the Section 8 program to meet the needs of more low-income residents of Brevard County as the need for low-income housing increases, especially for

the elderly and disabled. The program priority is to work diligently to lease up both the VASH and NED vouchers, while initiating the EHV Program and maintaining the regular HCV program and reducing administrative costs.

Race of Residents

Table 29: Race of Public Housing Residents

Race	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	0	377	678	0	621	57	0	0
Black/African American	0	0	527	1,529	0	1,484	43	0	2
Asian	0	0	3	5	0	5	0	0	0
American Indian, Alaska Native	0	0	2	4	0	4	0	0	0
Pacific Islander	0	0	14	7	0	7	0	0	0
Other	0	0	0	0	0	0	0	0	0

**Includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition*

2017 PIH Information Center (PIC)

Ethnicity of Residents

Table 30: Ethnicity of Public Housing Residents

Ethnicity	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	0	81	182	0	180	2	0	0
Not Hispanic	0	0	842	2,041	0	1,941	98	0	2

**Includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition*

2017 PIH Information Center (PIC)

Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units.

Section 504 of the Rehabilitation Act of 1973 prohibits discrimination on the basis of disability in HUD-funded programs and 24 CFR Part 8 describes the requirements for PHAs to ensure compliance under the law. Specifically, at least 5% of all public housing units must be accessible to individuals with mobility impairments and another 2% of public housing units must be accessible to persons with hearing or vision impairments. Additionally, PHAs must comply with accessibility requirements for federally assisted housing developments as outlined in the Uniform Federal Accessibility Standards (UFAS).

Table 31 presents the number of public housing units and UFAS units by PHA in Brevard County.

Table 31: Number of Public Housing Units and UFAS Units by Housing Authority

Housing Authority	# Public Housing Units	# UFAS Units	% Total
Housing Authority of Brevard County & the Melbourne Housing Authority	461		
Cocoa Housing Authority	N/A	N/A	N/A
Housing Authority of the City of Titusville	255	34	13%

Data from HACB/MHA, CHA, and HACTV

The following sections summarize the predominant housing needs facing the County's current public housing residents and voucher holders as well as the needs facing applicants currently on a waiting list to receive assistance.

Needs of Current Public Housing Tenants

Housing Authority of the City of Titusville: Many of HACTV's public housing residents are elderly and/or have a disability. The agency works to meet the needs of these residents through its Assisted Living program at Titusville Towers. The program provides affordable housing and healthcare services to support individuals as they age in place and offers an alternative to more expensive long-term care in nursing homes or other assisted living facilities.

Needs of Applicants on a PHA Waiting List for Accessible Units

Housing Authority of Brevard County & the Melbourne Housing Authority: There were 626 households on the waiting list for public housing that contained an individual with a disability. Overall, there is high demand for accessible housing since 44% of those on the waiting include an individual in the household with a disability.

Cocoa Housing Authority: Currently, there are 33 households on CHA’s public housing waiting list with at least one individual with a disability.

What are the number and type of families on the waiting lists for public housing and section 8 tenant-based rental assistance? Based on the information above, and any other information available to the jurisdiction, what are the most immediate needs of residents of public housing and Housing Choice voucher holders?

Table 32 outlines the number of applicants currently on a public housing or Section 8 waiting list for each PHA in Brevard County.

Table 32: Number of Applicants on a PHA Waiting List by Housing Authority

Housing Authority	# Applicants on a Waiting List		
	Public Housing	Section 8	Total
Housing Authority of Brevard County & the Melbourne Housing Authority	1,431	1,491	2,922
Cocoa Housing Authority	N/A		
Housing Authority of the City of Titusville	415	426	841

Data from HACB/MHA, CHA, and HACTV

Immediate Needs of Public Residents & Voucher Holders

Housing Authority of Brevard County & the Melbourne Housing Authority: Applicants on HABC and MHA’s public housing waiting list have an immediate need for affordable and accessible housing. Over 44% of applicant households contained an individual with a disability. The majority of applicants are also extremely low-income households. Similarly, applicants on the Section 8 Housing Choice Voucher waiting list are also in need of accessible housing. Over 16% of applicant households contained a family member with a disability and 78% were from extremely low-income households.

Cocoa Housing Authority: Currently, CHA currently has 363 applicants on its public housing waiting list and 296 applicants on its Section 8 waiting list. Of those on the public housing waiting list, about 9% included applicant households containing a family member with a disability. Almost all applicants on the public housing waiting list (99%) were from extremely low-income households. For the Section 8 Housing Choice Voucher waiting list, around 8% of applicant households contained a family member with a disability. Almost all of those on the Section 8 waiting list (98%) were from extremely low-income households.

Housing Authority of the City of Titusville: HACTV currently has 415 households on its public housing waiting list and 426 on its Section 8 Housing Choice Voucher waiting list. Of those on the public housing waiting list, 63% are extremely low-income households, 43% are elderly families, and 26% are families with children. For the Section 8 Housing Choice Voucher waiting list, 65% are extremely low-income households, 62% are families with children, and 34% are families with disabilities.

HACTV renovates and modernizes its existing housing units once a unit is vacated rather than relocating existing tenants to allow for renovation. This process decreases the number of offline units and increases efficiency in completing modernizations. In the coming years, HACTV will continue to prioritize the modernization of its housing units to enhance the sustainability of its low-income housing stock. Specifically, the housing authority plans to rehabilitate its family units and elderly units at the Titusville Towers Assisted Living program.

How do these needs compare to the housing needs of the population at large?

The Needs Assessment and Market Analysis sections of the Consortium's Consolidated Plan provide an overview of the housing needs across Brevard County. Thirty percent of all households paid more than 30% of their income on housing costs and these figures were higher for extremely low- and low-income households. The four PHAs serve some of the County's lowest income residents who face many of the same challenges as unassisted households across Brevard County. With current funding, the County's housing authorities do not have sufficient resources to meet the needs of existing tenants as well as the population at large.

Discussion

See responses provided above.

NA-40 Homeless Needs Assessment

91.405, 91.205 (c)

Introduction:

The Brevard County HOME Consortium is served by the Palm Bay, Melbourne/Brevard County CoC (FL-513).

The CoC is led by the Brevard Homeless Coalition (BHC). The BHC took over as leader of the CoC in from Brevard County. The BHC implements a *Housing First* model, utilizes a coordinated assessment for entry into the system of care. The CoC has steadily grown its membership, now with just over 70 organizations being members of the CoC.

Brevard County analyzed data on the homeless population from the 2020 Point In Time (PIT) Count. Although more recent PIT data from 2021 is available, HUD altered normal reporting

requirements for this data by not requiring communities to submit unsheltered survey data due to the COVID-19 pandemic. The 2021 PIT Count therefore does not include data on the unsheltered homeless population. In order to report on both the sheltered and unsheltered homeless populations, the County analyzed 2020 data.

If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):

In 2020, there were a total of 940 people experiencing homelessness on a given night in Brevard County. Of them, 61% (574 individuals) were unsheltered and 39% (366 individuals) were sheltered. Table 33 provides an overview of the County's homeless population by household type and various subpopulations. The data show that 75% of the population included individuals from adult-only households while 24% of individuals experiencing homelessness were members of a household with at least one adult and one child. There were 10 individuals, or 1% of those experiencing homelessness, who were members of a child-only household.

Table 33 also indicates that there were 245 chronically homeless individuals who comprised 26% of the total population experiencing homelessness. Despite the high number of chronically homeless individuals, there were only 5 chronically homeless households with at least one adult and one child. Lastly, about 13% of the homeless population (119 individuals) were veterans and 5% (46 individuals) were unaccompanied youth.

Table 33: Homeless Needs Assessment

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # of persons experiencing homelessness each year	Estimate the # of persons becoming homeless each year	Estimate the # of persons exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Adults and Children	169	53				
Persons in Households with Only Children	10	0				
Persons in Households with Only Adults	187	521				
Chronically Homeless Individuals	5	240				
Chronically Homeless Families	1	4				
Veterans	60	59				
Unaccompanied Youth	28	18				
Persons with HIV/AIDS	3	6				

2020 Point In Time (PIT) Count

Nature and Extent of Homelessness: (Optional)

Table 34: Race and Ethnicity of Sheltered and Unsheltered People Experiencing Homelessness

Race	Sheltered	Unsheltered
White	263	443
Black/African American	83	103
Asian	0	2
American Indian, Alaska Native	1	4
Pacific Islander	0	1
Other	19	21
Ethnicity	Sheltered	Unsheltered
Hispanic	29	28
Non-Hispanic	337	546

2020 Point In Time (PIT) Count

Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.

Table 34 includes information on the number of households with children experiencing homelessness. Overall, there were 940 individuals in 754 households experiencing homelessness in 2020. There were 222 individuals in 74 households where there was at least one adult and one child which represents about 10% of all households experiencing homelessness. For the households with at least one adult and one child, 69% included children under the age of 18. There were 10 households which were child-only households. Lastly, about 13% of the homeless population (119 individuals) were veterans and 5% (46 individuals) were unaccompanied youth.

Data from the Shimberg Center for Housing Studies provides supplemental data from sources including the 2020 Annual Homeless Assessment Report (AHAR) to Congress, and the Florida Department of Education to paint a clearer picture of homelessness across Brevard County. It is important to note that data from the Department of Education uses a broader definition for homelessness than the definition used by HUD which contributes to different counts of the number of homeless individuals and households. Table 35 indicates that with the inclusion of school district data on students experiencing homelessness, a total of 842 individuals residing in 747 family households were homeless in 2020.

Table 35: 2020 Estimates of Homeless Individuals and Families

Continuum of Care	FL-513
Sheltered & Unsheltered Individuals from PIT Count	718
Unaccompanied Youth Who Are Doubled Up or Living in Hotels/Motels from Student Data	124
Total Individuals (PIT + Student Data)	842

Sheltered & Unsheltered Family Households from PIT Count	74
Family Households Who Are Doubled Up or Living in Hotels/Motels from Student Data	673
Total Family Households (PIT + Student Data)	747

2020 Shimberg Center for Housing Studies

Table 36 provides data from the Florida Department of Education on homeless students and unaccompanied youth across Brevard County. The data indicate that of the 1,614 students who are homeless, the majority live with their families (88%) and many are doubling up with another household (72%).

Table 36: Homeless Students and Unaccompanied Youth in Brevard County (2019-2020)

Total Students (Homeless & Non-homeless)	77,652
Total Homeless Students	1,614
Students in Emergency Shelter & Transitional Shelters	112
Students Who Are Doubled Up	1,230
Students Who Are Unsheltered	80
Students Living in Hotels/Motels	192
Homeless Students Living with Family	1,425
Unaccompanied Youth	189

2020 Shimberg Center for Housing Studies

Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.

Table 34 presents Brevard County's sheltered and unsheltered homeless population in 2020 by race and ethnicity. The majority of homeless individuals across the County were White (75% or 706 people), followed by Black/African American (20% or 186 people). About 94% of individuals did not identify as Hispanic.

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

Of the 940 individuals experiencing homelessness in Brevard County, 61% (or 574 individuals) were unsheltered and 39% (or 366 individuals) were sheltered in 2020. Table 37 includes the number of sheltered and unsheltered homeless individuals by subpopulation. In general, 13% of individuals were veterans, 9% were severely mentally ill, 8% had chronic substance use, 7% were survivors of domestic violence, and 5% were unaccompanied youth. For most subpopulations, the number of unsheltered individuals was higher than the number of sheltered individuals in the same subpopulation. This could be due to several factors including insufficient funding for programs or beds or an increase in the unsheltered population due to the warm climate.

Table 37: Sub-Populations of Sheltered and Unsheltered People Experiencing Homelessness

Population	Sheltered	Unsheltered	Total
Severely Mentally Ill	25	56	81
Chronic Substance Abuse	22	54	76
Veterans	60	59	119
HIV/AIDS	3	6	9
Victims of Domestic Violence	7	63	70
Unaccompanied Youth	28	18	46
<i>Unaccompanied Youth Under 18</i>	<i>10</i>	<i>0</i>	<i>10</i>
<i>Unaccompanied Youth Ages 18-24</i>	<i>18</i>	<i>18</i>	<i>36</i>
Parenting Youth	3	1	4
<i>Parenting Youth Under 18</i>	<i>0</i>	<i>0</i>	<i>0</i>
<i>Parenting Youth Ages 18-24</i>	<i>3</i>	<i>1</i>	<i>4</i>
Children of Parenting Youth	3	1	4

2020 Point In Time (PIT) Count

Discussion:

See responses provided above.

NA-45 Non-Homeless Special Needs Assessment

91.405, 91.205 (b,d)

Introduction

Persons with special needs include individuals who are not homeless yet require supportive housing options such as seniors (also referred to as “frail and frail elderly”), persons with developmental and physical disabilities, individuals with substance use disorder, survivors of domestic violence, and people living with HIV/AIDS. Special needs populations can face increased hardships in accessing and affording housing and supportive services which can contribute to significant unmet needs in a community. The subpopulations listed below are examples of special needs populations and include the following definitions.

Seniors: HUD defines “seniors” as individuals over the age of 62. Some datasets from the U.S. census define “seniors” as over the age of 65.

Frail Elderly: “Frail elderly” is defined by the U.S. Census as a person over the age of 62 who requires assistance with three or more activities of daily living, such as bathing, walking, eating, and performing light housework (24 CFR § 891.205). HUD CHAS data defines “elderly” as individuals ages 62-74 and “frail elderly” as those over the age of 75.

Survivors of Domestic Violence: Survivors of domestic violence include dating violence, sexual assault, and stalking.

Individuals with Substance Use Disorder: Substance use disorders can include abuse of illicit drugs, prescription drugs, or alcohol.

Disability: Physical disabilities can include hearing, vision, cognitive, ambulatory, self-care, or independent living difficulties. The Americans with Disabilities Act (ADA) defines a “disability” as “a physical or mental impairment which substantially limits one or more major life activities, has a record of such an impairment, or is regarded as having such an impairment.”

Persons Living with HIV/AIDS: Although Brevard County is not a HOPWA grantee, there are low-income individuals with HIV/AIDS residing in the County who receive HOPWA housing assistance and supportive services from the state. There are also persons living with HIV/AIDS who are assisted through other funding programs.

In addition to the populations listed above, Florida Statute defines special needs populations as one of the following:

- An adult with a disability who requires independent living services to maintain housing or develop independent living skills

- A young adult formerly in foster care who is eligible for services under s. 409.1451(5)
- A survivor of domestic violence as defined in s.741.28
- A person receiving benefits under the Social Security Disability Insurance (SSDI) program or the Supplemental Security Income (SSI) program or from veterans' disability benefits. (Section 420.0004 (13), Florida Statutes)

Brevard County consulted community stakeholders and analyzed data to better understand the needs facing the community's special needs populations.

Describe the characteristics of special needs populations in your community:

What are the housing and supportive service needs of these populations and how are these needs determined?

Seniors & Frail Elderly

In 2019, 27.9% of Brevard County's population was over the age of 62 and 23.4% of the population was over the age of 65. About 11% of the population was frail elderly, or over age 75. For the population over age 65, 7.8% lived below the poverty line and many continue to struggle to afford rising housing costs on fixed incomes. Specifically, in 2017, 54% of all cost burdened owner households and 55% of all severely cost burdened owner households were elderly households.

In addition to analyzing data, Brevard County spoke with supportive service providers on the housing and service needs facing seniors. Many stakeholders underscored the need for supportive services and affordable housing for the County's seniors and the frail elderly. Furthermore, the Space Coast Area Transit's FY 2021–2025 Transportation Disadvantaged Service Plan identifies the population over the age of 65 as "the largest [group] in need of transportation-related assistance." The plan explains that older adults often rely on public transportation due to factors including physical or medical limitations.

Survivors of Domestic Violence

Data on the prevalence of domestic violence, dating violence, sexual assault, and stalking is oftentimes limited to reported criminal offenses as many survivors do not report incidents. Data from Florida's Department of Law Enforcement from 2017 to 2019 found that there were 11,796 reported domestic violence crimes across the County. Of these, around 80% involved simple assault and 15% involved aggravated assault.

A 2022 Community Health Needs Assessment published by the Space Coast Health Foundation explored the various factors influencing the health, behaviors, and needs of residents in Brevard County. One element that the assessment analyzed was intimate partner violence. Through a survey of Brevard County residents, the assessment found that 20.9% of adults acknowledged that they have ever been

hit, slapped, pushed, kicked, or otherwise hurt by an intimate partner. The percentage was highest in Northern Brevard County (22.7%), followed by Central (21%) and Southern Brevard County (20.3%).

Survivors of domestic violence may face housing and financial instability as well as personal safety concerns. Organizations serving survivors of domestic violence in Brevard County noted that there are limited shelter beds for survivors, and it is difficult to secure affordable housing units and vouchers for this population.

Individuals with Substance Use Disorder

Substance use disorder can involve the abuse of illicit drugs, prescription drugs, or alcohol. In the 2022 Community Health Needs Assessment, the Space Coast Health Foundation surveyed Brevard County residents on their alcohol consumption and illicit drug use. The survey found that 22.9% of adults are excessive drinkers which includes heavy drinking and/or binge drinking. When asked about illicit drug use, 2.7% of Brevard County adults acknowledged that they had used an illicit drug in the past month. When disaggregated by income category, 18.6% of very low-income respondents indicated that they had used an illicit drug in the past month. The survey also asked County residents whether their lives had been negatively affected by substance abuse, either their own substance use disorder or someone else's. Overall, 44.8% of adults responded that their lives had been negatively affected.

Persons with Disabilities

In 2019, 15.8% of Brevard County's population had a disability and nearly half (49%) of these individuals were over the age of 65. The most common type of disability for individuals over age 65 was ambulatory difficulties (21%), followed by hearing difficulties (14%), and independent living difficulties (12%). In general, people with disabilities have a lower median income and higher poverty rate compared to individuals without a disability. In 2019, the median income for people with a disability was \$23,223 while the median income for people without a disability was \$32,236. In addition, 15.5% of individuals with a disability lived below the federal poverty line compared to 9.7% of individuals without a disability.

Information gathered through the County's data analysis and stakeholder consultations indicates that individuals with disabilities are generally in need of a wider range of housing options. Lower income individuals with ambulatory disabilities often struggle to find accessible and affordable housing units.

The Space Coast Area Transit's FY 2021–2025 Transportation Disadvantaged Service Plan also notes that older adults, low-income residents, and those with physical or cognitive difficulties often rely on public transportation to navigate Brevard County. Although the County offers various transit options, there are still communities which are not situated on fixed transit routes and are in need of transportation assistance.

Persons Living with HIV/AIDS

Data from the Florida Department of Health indicates that in 2019 there were 1,700 individuals living with HIV/AIDS in Brevard County. Of them, 77.3% retained medical care which is a positive indication of sustained medical access and treatment. Some low-income individuals living with HIV/AIDS in Brevard County receive housing assistance and supportive services from United Way Brevard which receives HOPWA funding from the state of Florida.

Veterans

Brevard County is home to 66,519 veterans which represents 13.8% of the population and is well above the state percent of 8.4%. ACS data from 2020 indicates that 4,156 or 6.3% of all veterans in Brevard County lived below the poverty line. In addition, about 28.8% of veterans across the County had a disability.

Discussion:

See the responses provided above.

NA-50 Non-Housing Community Development Needs

91.415, 91.215 (f)

Non-housing community development encompasses a wide variety of needs including public facilities, infrastructure, transportation, human services, and neighborhood services. Through a combination of community engagement, data analysis, and research of existing plans, reports, and assessments, Brevard County identified pressing community development needs facing the jurisdiction.

Describe the jurisdiction's need for Public Facilities:

With its CDBG funds, Brevard County can fund the construction, rehabilitation, or installation of public facilities. Eligible public facilities include neighborhood facilities (such as educational centers, parks, recreation centers, and libraries) and facilities for special needs populations (such as homeless shelters, elderly facilities, or centers for disabled persons).

In the community survey distributed across the jurisdiction, many residents underscored the need for youth and adult program facilities, senior care centers, homeless program facilities, and youth centers.

How were these needs determined?

Brevard County gathered input on public facility needs by developing and distributing a community survey; facilitating interviews with neighborhood committees, service providers, and other stakeholders; and consulting County government departments and staff. This input, along with a comprehensive data analysis, contributed to the identification and prioritization of needs for the 2022-2027 Consolidated Plan.

Describe the jurisdiction's need for Public Improvements:

With its CDBG funds, Brevard County can fund the construction, rehabilitation, or installation of public improvements. Public improvements include, but are not limited to, street and sidewalk improvements, water and sewer installation and maintenance, and ADA-compliance construction and rehabilitation.

In the community survey distributed across the jurisdiction, residents were asked to rate which three issues in their neighborhood they would most like to be addressed. The top three issues highlighted by the survey were: 1.) sidewalk improvements, 2.) water and sewer improvements, and 3.) drainage and flooding improvements. In addition, when asked about specific public safety issues or needs facing the County, the top three responses were anti-crime programs, street/public area lighting improvements, and speeding/traffic calming methods. When asked about neighborhood services and enhancements, many residents ranked the need for off street bike/pedestrian paths and for the demolition of abandoned houses and buildings.

How were these needs determined?

Brevard County gathered input on public improvement needs by developing and distributing a community survey; facilitating interviews with neighborhood committees, service providers, and other stakeholders; and consulting County government departments and staff. This input, along with a comprehensive data analysis, contributed to the identification and prioritization of needs for the 2022-2027 Consolidated Plan.

Describe the jurisdiction's need for Public Services:

With its CDBG funds, Brevard County can fund an array of public services. Eligible public services include, but are not limited to, homeless services, education and workforce development programs, homebuyer counseling, elderly care and programs, and childcare and health services.

In the community survey distributed across the jurisdiction, residents were asked to rank the specific human service needs in the County. The primary services identified included programs for seniors such as recreational and nutritional services; counselling and mental health services; and homeless services. When asked about economic development activities, residents indicated that small business development/job creation and jobs skills training were high priorities.

How were these needs determined?

Brevard County gathered input on public service needs by developing and distributing a community survey; facilitating interviews with neighborhood committees, service providers, and other stakeholders; and consulting County government departments and staff. This input, along with a comprehensive data analysis, contributed to the identification and prioritization of needs for the 2022-2027 Consolidated Plan.

Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

Home values have increased in Brevard County since 2011, with home values increasing 178% between 2011 and 2022 according to the Zillow Home Value Index. 5-year ACS estimates show that housing values have increased in all communities since this time, with the lowest housing values in Cocoa, then Titusville, Palm Bay, and Melbourne respectively. The overall Brevard County values are the highest, however, indicating that housing values are significantly higher in some areas outside of the cities.

Housing costs are projected to rise relative to household income for both homeowners and renters. The Shimberg Center estimates that, by 2040, the amount of households who will pay more than 30% of their household income towards rent (called “cost burdened” by HUD) is projected to rise in all Brevard County cities as well as the unincorporated county. More households are expected to become cost burdened who own their housing compared to renters. This may be a result of both steeply increasing homeowner housing prices and the higher percentage of renters currently considered cost burdened already compared to homeowners.

Homeownership remains at around 76% of occupied housing units, with renters making up the remaining 24%.

The number of single-family homes in Brevard County grew slightly between the 2011 and 2017 5-year ACS housing estimates, increasing by 1%, while the county lost multifamily housing buildings with 2-4 (3% decrease) and 5-19 housing units (1% decrease). Homeowner housing remains the housing type with the most housing units with three or more bedrooms (80%) compared with renter-occupied units where the majority of units (57%) have 2 bedrooms or fewer.

MA-10 Housing Market Analysis: Number of Housing Units

91.410, 91.210(a)&(b)(2)

Introduction

Most housing units in Brevard County are detached, single-family housing units (67%) and owner-occupied (74%). Of all homeowner housing, 80 percent has three or more bedrooms, a percentage that has not changed in 15 years. 57 percent of rental housing has two bedrooms or less.

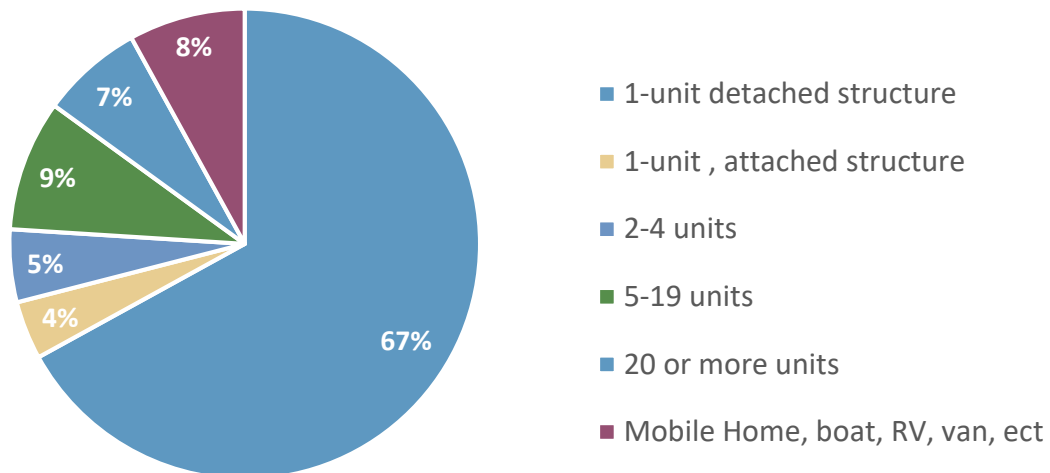
All residential properties by number of units

Table 38: Residential Properties by Number of Units

Property Type	Number	%
1-unit detached structure	168,185	67%
1-unit, attached structure	10,119	4%
2-4 units	12,742	5%
5-19 units	23,893	9%
20 or more units	17,513	7%
Mobile Home, boat, RV, van, etc.	20,419	8%
Total	252,871	100%

2013-2017 ACS

Figure 12: Share of Residential Properties by Type



2013-2017 ACS

Table 39: Percent Change in Residential Properties by Unit Number in Brevard County

Property Type	2011	2017	Change
1-unit detached structure	66%	67%	1%
1-unit, attached structure	4%	4%	0%
2-4 units	8%	5%	-3%

Property Type	2011	2017	Change
5-19 units	10%	9%	-1%
20 or more units	7%	7%	0%
Mobile Home, boat, RV, van, etc.	8%	8%	0%
Total	100%	100%	

2007-2011 ACS; 2013-2017 ACS

Unit Size by Tenure

Table 40: Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	395	0%	1,539	3%
1 bedroom	2,483	2%	9,437	16%
2 bedrooms	26,725	18%	22,480	38%
3 or more bedrooms	122,127	80%	25,315	43%
Total	151,730	100%	58,771	100%

2013-2017 ACS

Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.

The Consortium administers programs to assist low- and moderate-income residents afford and maintain rental and owner-occupied housing.

Housing new construction, rehabilitation, and financial assistance and funded by Consortium members through Community Development Block Grant (CDBG) and HOME Investment Partnerships (HOME) program.

The Consortium's priorities for providing affordable housing are:

- Homebuyer purchase assistance
- Construction and rehabilitation of affordable owner-occupied housing
- Construction and rehabilitation of affordable rental housing
- Tenant-based rental assistance (TBRA)
- Fair Housing

HOME- and CDBG-funded housing units require income-certification as low-income under household income limits set annually by HUD.

Most affordable housing units in the County have been funded by Florida Housing Finance Corporation (4,408), followed by HUD Multifamily units (2,390).

Table 41: Number of Properties and Assisted Units by Source of Funding

Housing Funder	Properties	Assisted Units
Florida Housing Finance Corporation	35	4,408
HUD Multifamily	28	2,390
Local Housing Finance Authority	7	901
HUD Public Housing	5	804
Total	57	5,947

Florida Housing Data Clearinghouse, Shimberg Center

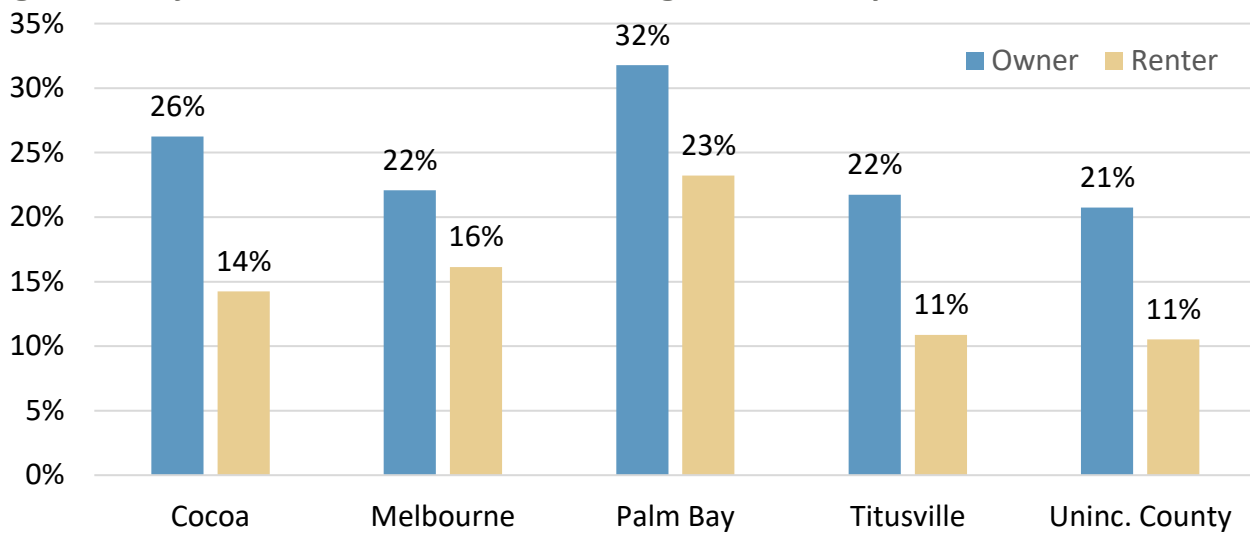
Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.

142 assisted units in Cocoa, 72 assisted units in Melbourne, and 6 assisted units in Titusville are expected to expire before 2025.

Does the availability of housing units meet the needs of the population?

No, housing cost, physical features, location, and community amenities are all limitations to housing availability serving different populations within Brevard County. Further, while the market does not provide an adequate number of quality affordable housing options to meet current needs, the number of households projected to be cost burdened by 2040 is expected to increase significantly. Indicating that the current market, without coordinated investment, will continue to not meet needs.

Figure 13: Projection of Percent Increase in Housing Cost Burden by Jurisdiction



Florida Housing Data Clearinghouse, Shimberg Center

Describe the need for specific types of housing:

There is a shortage of affordable housing in all areas of Brevard County. Brevard County communities have an especially high need for housing for elderly residents, whether rental or owner-occupied. Housing for seniors may be housing units reserved for those aged 55 and over, or housing that meets specific physical needs such as single-level housing or modifications like shower grab bars. Elderly residents are often unable to afford rental increases or housing maintenance costs, making long-term housing costs a concern to maintaining stable housing. Location of housing in relation to transportation systems and/or transportation-service availability are additional components of housing that are often needed for housing to remain “available” to elderly residents.

Discussion

There is a lack of units that are affordable to all income brackets in Brevard County. Specifically, in an increasing market, those with fewer resources inevitably get priced out and the stock of housing that is affordable to low- and moderate-income households shrinks at a greater pace than those households with more resources.

MA-15 Housing Market Analysis: Cost of Housing

91.410, 91.210(a)

Introduction

More homeowners pay a low monthly housing cost (less than \$800 per month) than renters, generally homeowners without a mortgage. More renters pay between \$800-\$2,000 per month than homeowners, with the most common cost range between \$1,000-\$1,500 per month (38 percent of renter households).

Cost of Housing

Table 42: Cost of Housing

	Base Year: 2009	Most Recent Year: 2017	% Change
Median Home Value		\$162,400	
Median Contract Rent		\$819	

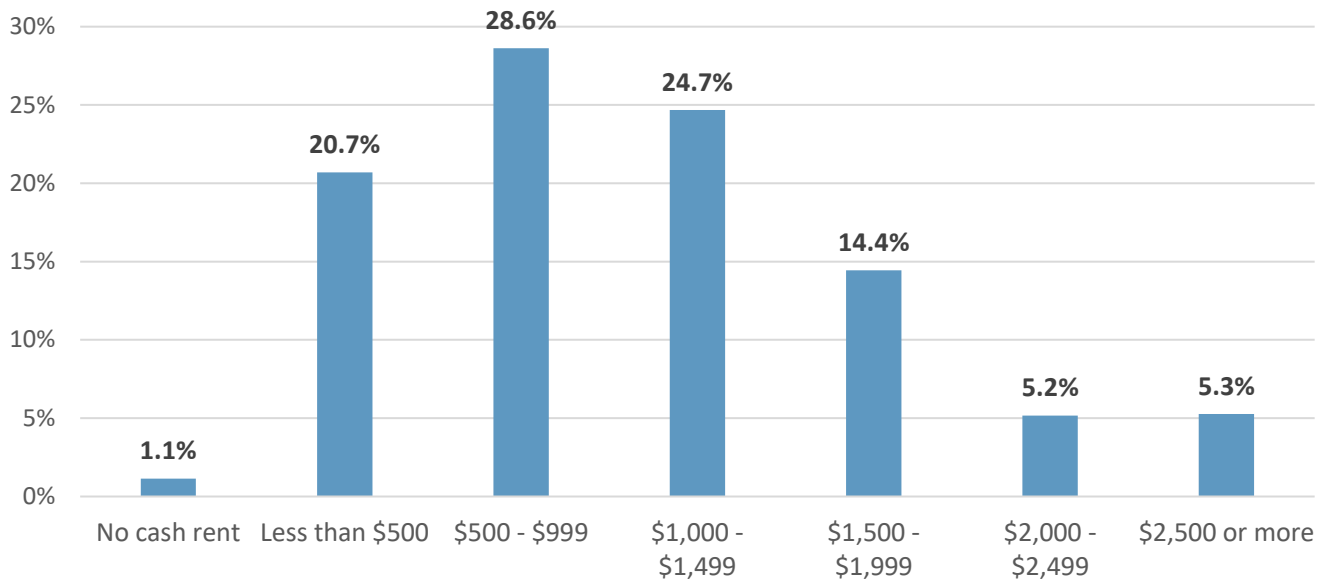
2005-2009 ACS (base year); 2013-2017 ACS (most recent year)

Table 43: Contract Rent Paid

Rent Paid	Number	%
Less than \$500	8,831	15.0%
\$500-999	34,194	58.3%
\$1,000-1,499	11,632	19.8%
\$1,500-1,999	2,908	5.0%
\$2,000 or more	1,134	1.9%
Total	58,699	100.0%

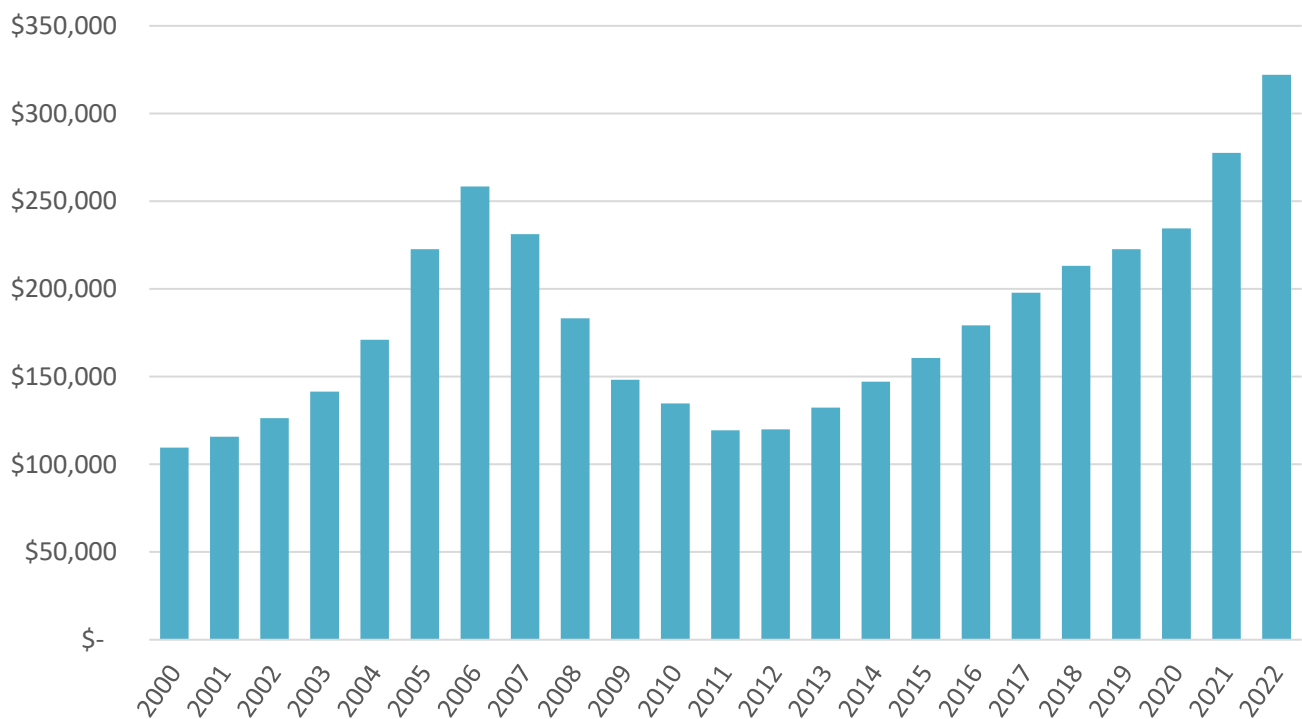
2013-2017 ACS

Figure 14: Monthly Housing Costs for Brevard County Households (2020)



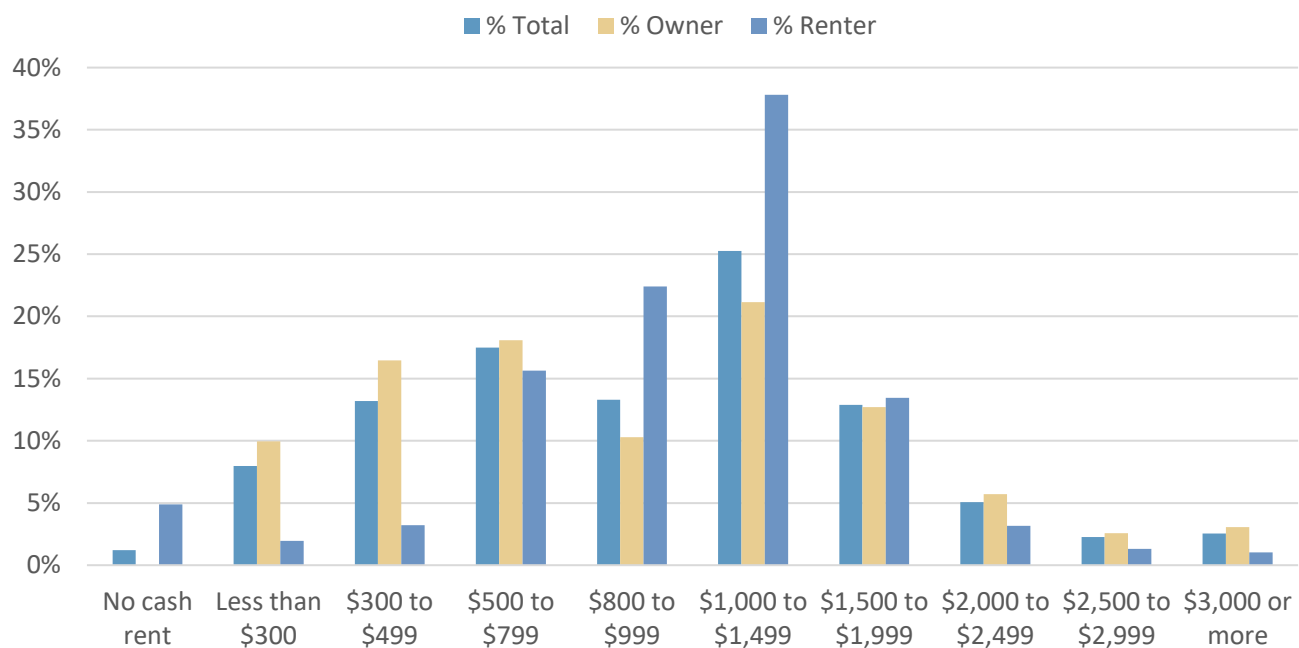
Selected Housing Characteristics, ACS 5-year estimates (2016-2020)

Figure 15: Average Annual Home Values in Brevard County



Brevard County Zillow Housing Values; ZHVRI All Homes (SFR, Condo/Co-Op)

Figure 16: Percent of Owners and Renters by Monthly Housing Cost



2015-2019 ACS

In 2020, the median monthly housing cost in Brevard County was \$936. For owners with a mortgage, the median monthly housing cost was \$1,426 and for owners without a mortgage, the median was \$458. For renters, the median contract rent was \$948, and the median monthly gross rent was \$1,111.

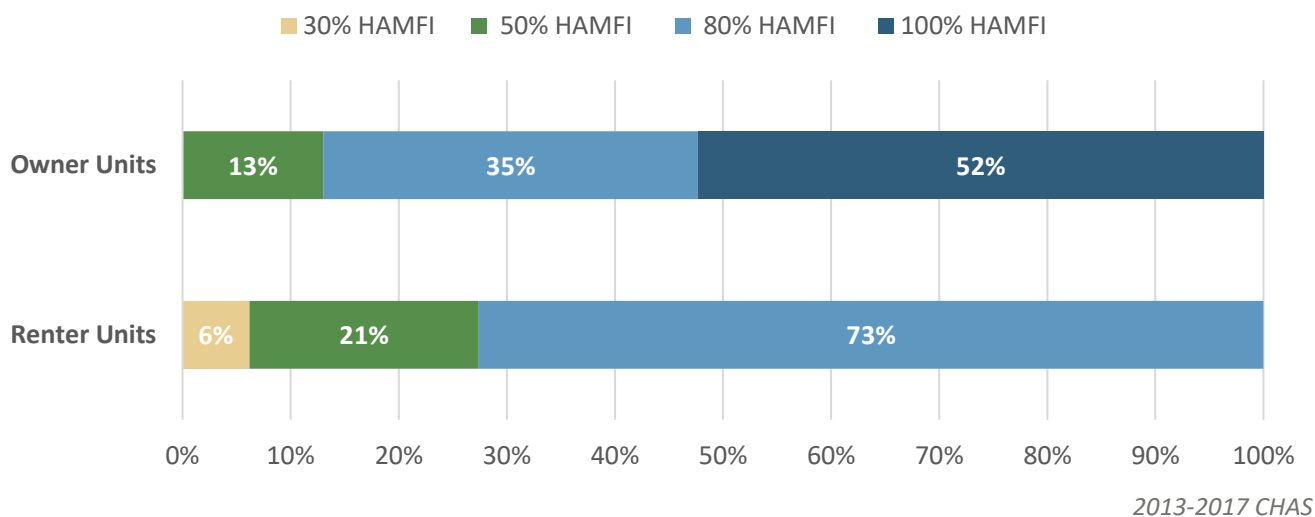
Housing Affordability

Table 44: Number of Units Affordable to Different HAMFI Categories by Tenure

HAMFI Category	Renters	Owners
30% HAMFI	2,844	No Data
50% HAMFI	9,718	13,566
80% HAMFI	33,292	35,977
100% HAMFI	No Data	54,364
Total	45,854	103,907

2013-2017 CHAS

Figure 17: Share of Units Affordable to Households by HAMFI



Monthly Rent

Table 45: HOME Monthly Rent

Monthly Rent (\$)	Efficiency (no bedrooms)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	\$642	\$797	\$1,000	\$1,370	\$1,681
High HOME Rent	\$642	\$784	\$943	\$1,080	\$1,186
Low HOME Rent	4577	\$618	\$742	\$856	\$956

HUD FMR and HOME Rents

Is there sufficient housing for households at all income levels?

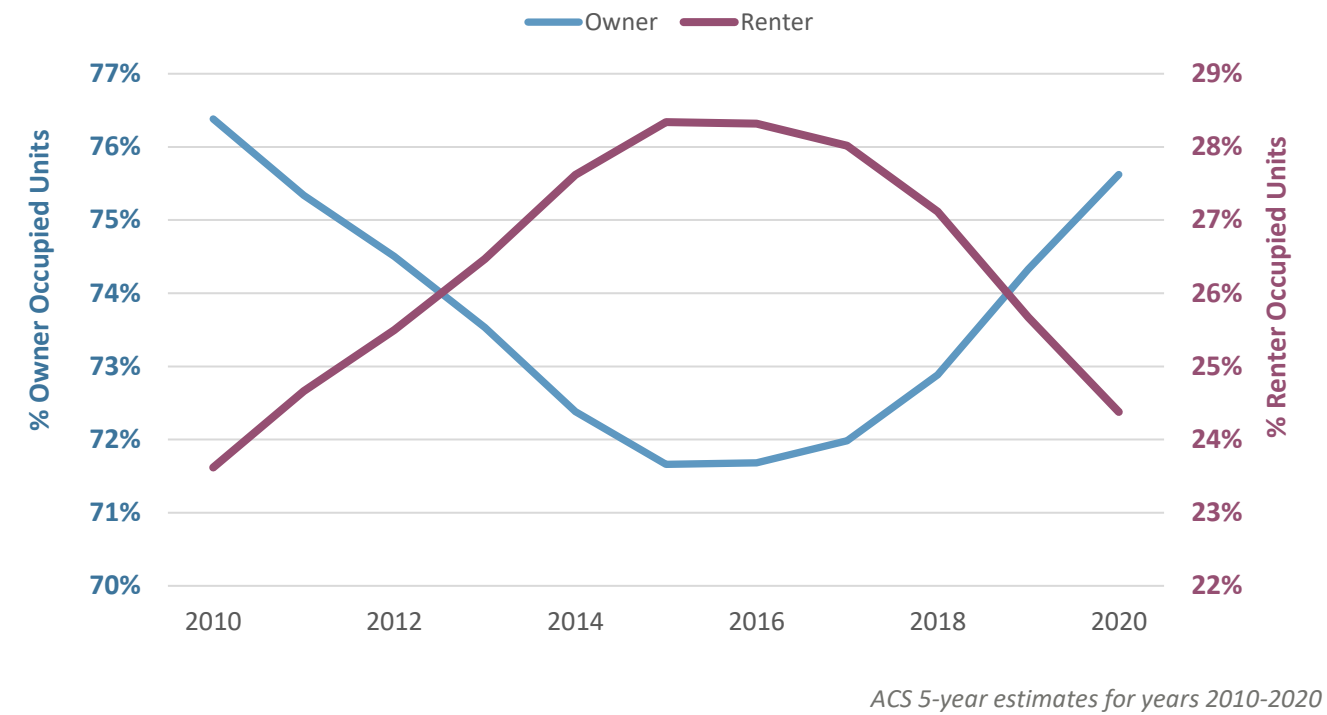
There is more naturally occurring affordable housing (both rental and owner-occupied) in the area of Cocoa to Port St. Johns and Titusville. Housing in Melbourne and Palm Bay is less affordable, but several affordable pockets of affordability remain. Regardless of location, there is not enough housing for all income levels, particularly for individuals and families who earn less than 80 percent of the area median income.

Renters who earn between 50 and 80 percent of the area median income find it particularly difficult to find housing as this household income range is just over the income cutoff for some low-income rental assistance programs. The inventory of units affordable to households earning less than 80 percent of the area median income is extremely low. There are subsidy programs that are unable to utilize all available vouchers because there is such a limited availability of units that are affordable to those households earning less than 80 percent AMI.

For households that earn less than 30 percent of the area median income, rental housing funding assistance may be available but rental units are not. The units must be accepting

applications/open to rent, accept program-based housing funding and be priced within the range required for participation in the program. The number of units that fit these criteria in Brevard County is incredibly limited.

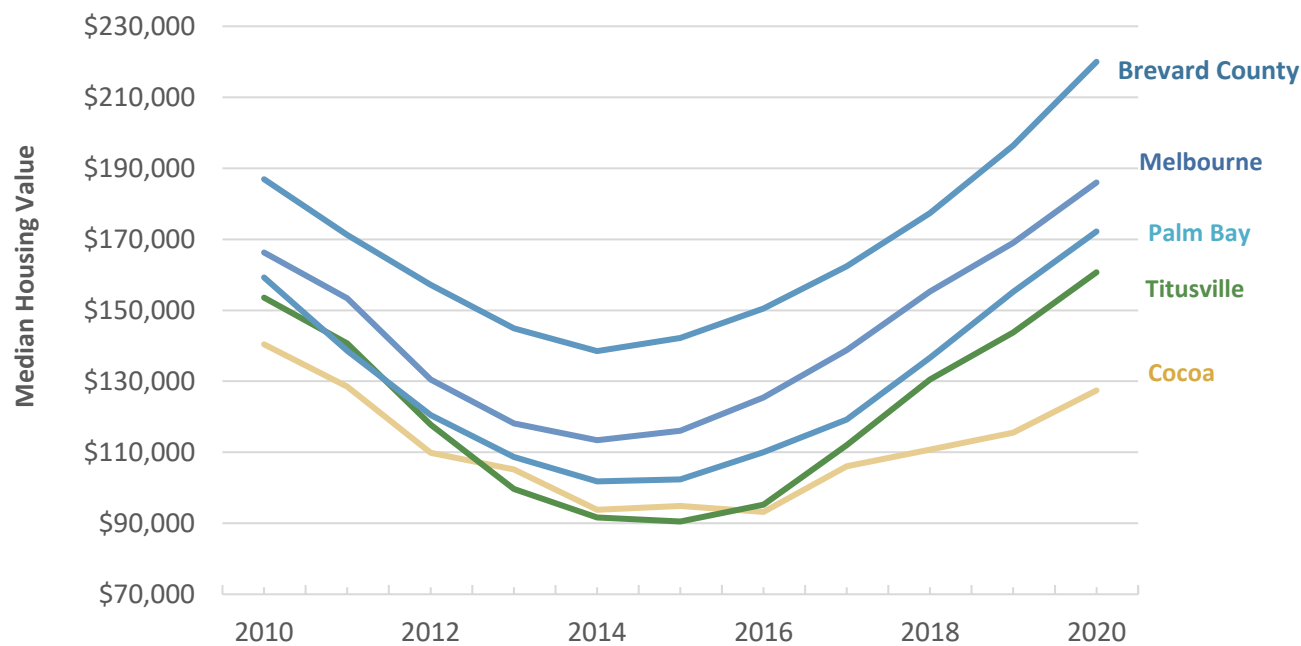
Figure 18: Share of Owner and Renter Occupied Units



How is affordability of housing likely to change considering changes to home values and/or rents?

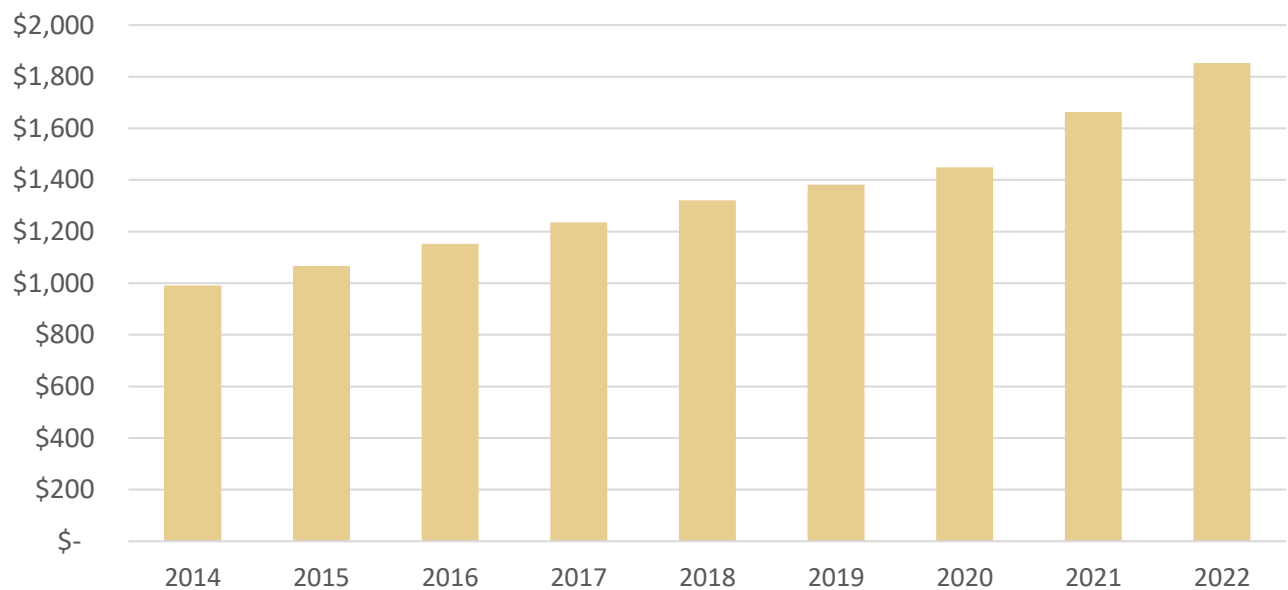
Current housing costs (rent and housing prices) have increased over the past five years, with no indication that this trend will change. Brevard County remains a desirable location, near high-paying jobs and Brevard County remains relatively affordable compared to high-cost neighboring communities within Florida. Similarly, because Brevard County is relatively affordable in comparison to high- and medium-cost areas in other states, Brevard County is seeing an influx of investment from outside of the state.

Figure 19: Median Housing Values by Jurisdiction, 2010-2020



ACS 5-year estimates for years 2010-2020

Figure 20: Average Annual Rent in the Melbourne Metro Region



2014-2022 Zillow Observed Rent Index (ZORI)

How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?

Fair Market Rent calculated by HUD is close to the High HOME rent limit for efficiency and one-bedroom units but is higher for two, three and four-bedroom units, with the largest cost difference in four-bedroom units. The cost difference shows a higher need for larger (3-4 bedroom) rental units funded with HOME and CDBG dollars.

Discussion

Considering the data, Brevard County, like many communities, is experiencing an affordable housing crisis. This fact is wholly supported by stakeholder outreach and community input. Housing costs have continued to rise, while those low- and moderate-income households have fallen further behind. While the cost of housing has risen, so has the cost of living, education, health care, etc. This rise in costs paired with minimal wage gains for low- and moderate-income households is the basis for an unaffordable market for many.

MA-20 Housing Market Analysis: Condition of Housing

91.410, 91.210(a)

Introduction

The condition of housing units is assessed using five criteria:

1) lacks complete plumbing facilities, 2) lacks complete kitchen facilities, 3) more than one person per room, 4) cost burden (amount of income allocated to housing) is greater than 30%, and 5) complies with applicable building code standards.

Describe the jurisdiction's definition for "substandard condition" and "substandard condition but suitable for rehabilitation":

Standard Condition: No major structural defects; adequate plumbing and kitchen facilities; appearance which does not create a blighting influence; and the house meets additional, more stringent, local standards and building codes, including lead-based paint clearance.

Substandard Condition but Suitable for Rehabilitation: The nature of the substandard condition makes rehabilitation both financially and structurally feasible.

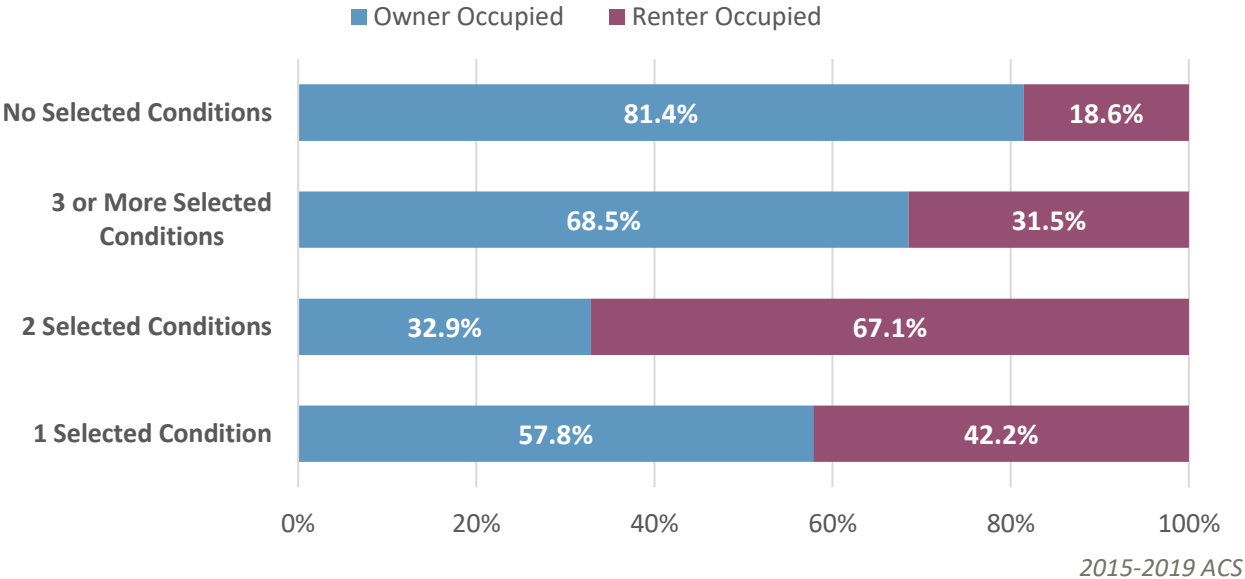
Condition of Units

Table 46: Condition of Housing Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	35,005	23%	27,820	47%
With two selected Conditions	528	0%	1,205	2%
With three selected Conditions	60	0%	43	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	116,125	77%	29,665	51%
Total	151,718	100%	58,733	100%

2013-2017 ACS

Figure 21: Share of Units with Selected Housing Conditions by Tenure



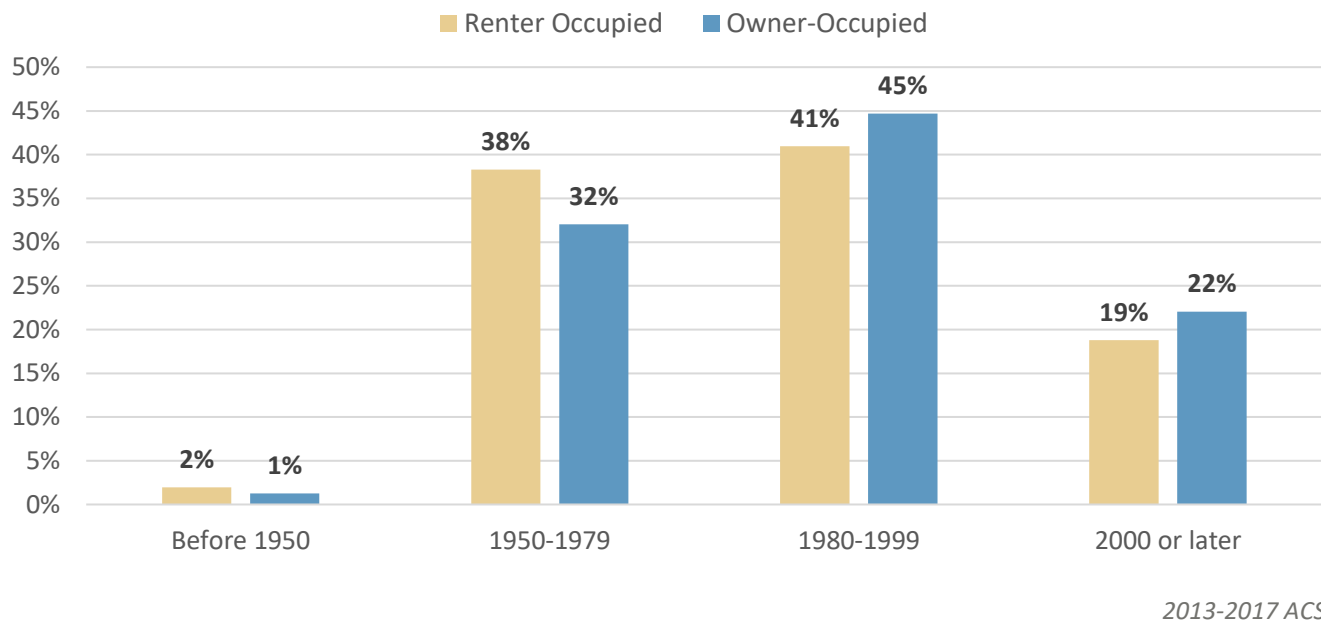
Year Unit Built

Table 47: Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	33,422	22%	11,032	19%
1980-1999	67,805	45%	24,080	41%
1950-1979	48,574	32%	22,503	38%
Before 1950	1,901	1%	1,154	2%
Total	151,702	100%	58,769	100%

2013-2017 CHAS

Figure 22: Percent of Residential Units by Structure Age and Tenure



Risk of Lead-Based Paint Hazard

Table 48: Risk of Lead-Based Paint Hazard by Tenure

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980.	50,475	33%	23,657	40%
Housing units built before 1980 with children present	15,197	10%	8,725	15%

2013-2017 ACS (Total Units) 2013-2017 CHAS (Units with Children present)

Vacant Units

Table 49: Suitability of Vacant Units for Rehabilitation

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	N/A	N/A	44,643
Abandoned Vacant Units	N/A	N/A	0
REO Properties	N/A	N/A	30
Abandoned REO Properties	N/A	N/A	0

FHA Single Family REO Properties For Sale (August 2021). 2016-2020 ACS (vacant units)

Describe the need for owner and rental rehabilitation based on the condition of the jurisdiction's housing.

19 percent of rental housing and 22 percent of owner-occupied housing in the County was built after 2000. All housing built before this time, now at least 22 years old, may be in need of rehabilitation based on the last major upgrades and repair work, the overall condition of the building, and the value of the structure.

Estimate the number of housing units within the jurisdiction that are occupied by low- or moderate-income families that contain lead-based paint hazards. 91.205(e), 91.405

Lead-based paint (and other products used in housing construction such as wood varnishes) is commonly found in housing units built before lead paint was federally banned in 1978. Lead is a particular concern in housing with children who reside in the housing unit, as children are the most susceptible to lead poisoning. Over a third (33%) of owner-occupied housing and 40 percent of renter-occupied housing in the county was built before 1980 (used as a proxy for 1978).

Low- and moderate-income (LMI) families with children are at a higher risk of lead poisoning. This risk is increased further when combined when the housing unit was constructed before 1980. Within the County, there are 2,875 LMI households with children that rent their housing unit and live in a building constructed before 1980. There are 1,245 owner-occupied LMI households with children that own their housing and live in a building constructed before 1980.

The Consortium will continue to implement the Environmental Protection Agency (EPA) Lead Safe Housing Rule and will ensure all homes built prior to 1978 are inspected by qualified hazard evaluation professionals and all lead remediation or abatement work is performed by certified lead hazard contractors.

Table 50: Low- and Moderate-Income (HAMFI) Households by Presence of Children and Structure Age

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Households with Children Present								
Structure built 1980 or later	1,115	1,220	1,695	4,030	355	575	1,435	2,365
Structure built 1940 to 1979	1,105	845	890	2,840	190	280	755	1,225
Structure built 1939 or earlier	25	10	0	35	0	0	20	20
Total Households with Children Present	2,245	2,075	2,585	6,905	545	855	2,210	3,610

2013-2017 CHAS

Discussion

Table 51: Vacancy Status of Units in Brevard County, 2015-2020

Vacancy Status	2015		2016		2017		2018		2019		2020	
	#	%	#	%	#	%	#	%	#	%	#	%
Total Vacant Units	48,863	100.0%	48,064	100.0%	47,379	100.0%	47,406	100.0%	47,756	100.0%	44,643	100.0%
For rent	8,481	17.4%	8,085	16.8%	7,607	16.1%	7,433	15.7%	7,328	15.3%	7,205	16.1%
Rented, not occupied	2,458	5.0%	2,600	5.4%	2,503	5.3%	2,242	4.7%	2,165	4.5%	1,704	3.8%
For sale only	3,738	7.6%	3,349	7.0%	2,760	5.8%	2,724	5.7%	3,103	6.5%	2,764	6.2%
Sold, not occupied	1,512	3.1%	1,428	3.0%	1,536	3.2%	1,272	2.7%	1,192	2.5%	1,428	3.2%
For seasonal, recreational, or occasional use	20,885	42.7%	21,117	43.9%	21,905	46.2%	22,901	48.3%	23,173	48.5%	21,668	48.5%
For migrant workers	0	0.0%	41	0.1%	43	0.1%	41	0.1%	83	0.2%	96	0.2%
Other vacant unit	11,789	24.1%	11,444	23.8%	11,025	23.3%	10,793	22.8%	10,712	22.4%	9,778	21.9%

ACS 5-year estimates for years 2015-2020

MA-25 Public and Assisted Housing

91.410, 91.210(b)

Introduction

The Consortium is served by four Public Housing Authorities: Housing Authority of the City of Titusville, Melbourne Housing Authority, City of Cocoa Housing Authority, and the Housing Authority of Brevard County, which serves the unincorporated areas of Brevard County.

Totals Number of Units

Table 52: Total Number of Units by Program Type

	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units/vouchers available			1,178	2,767			654	0	81
# of accessible units									

**Includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition*

PIC (PIH Information Center)

Describe the supply of public housing developments:

There are several types of public and assisted housing units in the county funded by HUD.

Table 53: Number of Subsidized Units by HUD Program

HUD Program	Subsidized Units in Brevard County
Public Housing	815
Housing Choice Vouchers	3,063
Project Based Section 8	1,485
202/PRAC	194
811/PRAC	72

Source

Most of the County's rental units subsidized by HUD are Housing Choice Vouchers, portable assistance vouchers that are used by qualifying resident program participants in private rental units. 1,485 units are funded by Project Based Section 8, a funding structure similar to Housing Choice Vouchers but attached to a particular rental unit rather than a specific household.

There are 815 Public Housing units owned and managed by local Housing Authorities.

Section 811 Supportive Housing for Persons with Disabilities Program: Is funded by HUD to develop and subsidize rental housing with the availability of supportive services for very low- and extremely low-income adults with disabilities. More than 40 percent of the County's Section 811 units are located in Cocoa.

Table 54: Number of Section 811 Units by Jurisdiction in Brevard County

City	Number of Units
Cocoa	159
Melbourne	97
Palm Bay	85
Rockledge	39
Total	380

Source

Section 202 Supportive Housing for the Elderly Program: HUD-funded affordable housing units with supportive services for the low-income elderly. There are currently 825 Section 202 Supportive Housing units in Brevard County. About half of the County's Section 202 units (480) are located in Melbourne and a third (260) are in Cocoa.

Table 55: Number of Section 202 Units by Jurisdiction in Brevard County

City	Number of Units
Cocoa	260
Melbourne	480
Palm Bay	85
Total	825

Source

Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:

A PHA Plan is a comprehensive guide to public housing agency (PHA) policies, programs, operations, and strategies for meeting local housing needs and goals. Each PHA completes a 5-Year Plan, submitted to HUD once every fifth fiscal year. Brevard County Housing Authority and Titusville Housing Authority also each submit an Annual PHA Plan.

The City of Cocoa Housing Authority and Melbourne Housing Authority are considered “Qualified PHAs” and exempt from upcoming fiscal year Annual PHA Plan requirements.

Public Housing Condition

Table 56: Condition of Public Housing Properties

Public Housing Development	Average Inspection Score
Housing Authority of Brevard County: BC North	96
Housing Authority of the City of Cocoa: Pineda/Moore Homes	85
Housing Authority of Brevard County: BC South	88
Housing Authority of the City of Titusville: [No Name]	87
Housing Authority of Brevard County: Tucker Heights	100
Housing Authority of the City of Titusville: Titusville Towers	76
Melbourne Housing Authority: MHA	96

2018 Public Housing Physical Inspection Score

Describe the restoration and revitalization needs of public housing units in the jurisdiction:

The four Public Housing Agencies (PHAs) in Brevard County each have projects planned to increase public housing unit quality.

Housing Authority of Brevard County: In 2022-2023, the PHA is planning an elderly/disabled tax credit development of up to 216 apartments in Palm Bay, targeting residents with incomes between 30- 80 percent AMI. During the same timeframe, the PHA is planning a multifamily development in Merritt Island on vacant land which was previously Public Housing. To better serve clients countywide, the PHA also intends to expand Public Housing and Section 8 administrative offices, obtain or construct warehouse space in both North and South Brevard County, and establish a South office in Melbourne.

Housing Authority of The City of Titusville: The Titusville PHA will continue its renovation and modernization of existing low-income housing units, completing renovations by modernizing units as they are vacated rather than moving residents to renovate the units at one time. The focus for rehabilitation includes family units within the neighbors and elderly units at the Titusville Towers.

Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing:

Each adult resident of the Brevard County PHA, who is not exempt, is required to contribute community service and/or participate in an economic self-sufficiency program for a combined eight hours per month. Each Housing Authority offers a self-sufficiency program for residents.

Discussion:

MA-30 Homeless Facilities and Services

91.410, 91.210(c)

Introduction

The Brevard Homeless Coalition (BHC) is the lead agency for the Palm Bay, Melbourne/Brevard County CoC (Brevard County CoC).

Facilities Targeted to Homeless Persons

Table 57: Facilities Targeted to Homeless Persons

	Emergency Shelter Beds		Transitional Housing Beds		Permanent Supportive Housing Beds
	Year-Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	97	19	240	57	
Households with Only Adults	67		258	244	
Chronically Homeless Households				30	
Veterans	21		165	104	
Unaccompanied Youth	20		21	7	

2021 CoC Housing Inventory Count (HIC)

Describe mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons.

The Brevard County CoC Strategic Plan 2019-2022 includes the following action items that will link CoC work with mainstream services:

- *Recognize the integral roles of both private services and public agencies and resources to end homelessness*
- *Review and refine standards for street outreach and HMIS data entry to improve uniformity of services and information collection throughout Brevard.*
- *Encourage and support access to SSI/SSDI, TANF, SNAP, and other benefits, to help increase income to enable persons experiencing homelessness to afford housing.*

BHC has more than 70 Coalition Member Agencies that include health- and employment-focused organizations including 211 Brevard Inc (resource navigation system), Central Florida Cares Health Systems Inc, Department of Veterans Affairs, Resource Center for Disability Solutions, and Space Coast Health Centers. The Brevard County CoC Advisory Council includes members from the Department of Children of Families and the governments of Cocoa, Palm Bay, and Melbourne.

BHC meets bi-monthly to discuss the housing and non-housing needs of low-income citizens and homeless individuals and families through networking and coordination of funding opportunities. Case management is a critical component of BHC services as families and individuals experiencing homelessness have varying resource needs. BHC agencies use a Homeless Management Information System (HMIS) to coordinate and track services provided and supply a more efficient level of case management to ensure services are effectively provided to families and individuals experiencing homelessness.

To address employment and education services, BHC member agency Crosswinds Youth collaborates with the School Board of Brevard County's Homeless Education Liaison to guarantee that runaway, homeless, and street school age youth are afforded their educational rights under the federal McKinney-Vento Homeless Education Assistance Improvements Act. Crosswinds Outreach Team also informs homeless youth of their rights under McKinney-Vento. The current County-issued advisement on McKinney-Vento rights and contacts is posted inside the entrance to the Crosswinds mobile drop-in RV. BHC also works with mainstream employment agencies such as Career Source Brevard and Goodwill Industries to help homeless individuals seeking employment to find the resources needed to become employed through email notifications of job fairs and community resource marketing events.

List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans

and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.

The Brevard CoC Strategic Plan 2019-2022 established the following goals:

- To end homelessness among veterans
- To end chronic homelessness among people with disabilities
- To end homelessness among families with children
- To end homelessness among unaccompanied youth
- To end homelessness among all other individuals

The 2021 Homeless Assistance Programs Housing Inventory County Report shows that there are currently 186 Safe Haven and Transitional Housing units plus 104 units of Permanent Housing (96 Rapid Re-Housing and 8 Permanent Supportive Housing) units reserved for veterans within the Brevard County CoC. There are 894 Family beds reserved for households with one adult and at least one child under age 18 (337 Emergency, Safe Haven, and Transitional Housing beds and 244 Permanent Housing beds).

MA-35 Special Needs Facilities and Services

91.410, 91.210(d)

Introduction

Special needs populations include, but are not limited to, persons who have a mental illness or disability, have a physical or self-care disability, persons with substance abuse, those living with AIDS/HIV, homeless individuals and families, and elderly persons.

Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify and describe their supportive housing needs.

Supportive housing is living units that provide a planned services component with access to a wide range of services needed for the resident to achieve personal goals. Various populations with special needs require supportive housing. The needs of local populations with special needs are described in NA-45, Non-Homeless Special Needs Assessment.

Brevard County coordinates its housing efforts with the Consortium, HOME Community Housing Development Organizations (CHDOs), and other developers to construct and/or rehabilitate and make affordable housing units available for persons identified with mental illness, physical and mental disabilities, frail elderly, substance abuse, and living with HIV/AIDS.

HOPWA funding is utilized to prevent homelessness of residents with HIV/AIDS and help with short-term assistance with utilities. United Way does not own any housing units but funds provider agencies that assist clients with supportive services within their own rental or owner-occupied housing.

Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing.

Within its membership, BHC includes institutional agencies with discharge policies. BHC leadership has also contacted agencies that are not members, such as medical facilities, and has confirmed that all have discharge policies and working relationships with various members of BHC.

BHC members who receive McKinney-Vento Act funds do not accept clients who are discharged from institutions into their transitional housing programs. Other members are funded through a Florida Department of Corrections grant to provide transitional housing to clients discharged from jails.

Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with

91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e).

Over the next year the County will address housing and supportive needs through an RFP process to identify projects and activities that meet the needs of persons who are not homeless but have other special needs. The rental acquisition/rehabilitation program will address these needs. In addition, the TBRA program in Melbourne is targeted towards low-income, disabled persons.

For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2)).

Melbourne implements a Tenant Based Rental Assistance (TBRA) program that specifically targets elderly residents and those living with a disability.

MA-40 Barriers to Affordable Housing

91.410, 91.210(e)

Describe any negative effects of public policies on affordable housing and residential investment.

Several communities have strategies to improve negative effects of public policies on affordable housing and residential investment.

Melbourne: The City is evaluating its housing policies to address barriers identified in the process and programs. The Affordable Housing Advisory Committee meets to evaluate ways to improve policies that serve as barriers to affordable housing.

Titusville: To reduce barriers to proposed projects, Titusville continues to seek cooperation between City Departments and encourage revisions to local policies where necessary.

Palm Bay: The City's Housing Programs Standard Operating Procedure (SOP) is reviewed periodically to evaluate its effects to policies that may serve as barriers to our proposed projects. If barriers are detected, the SOP is modified as allowed by HUD and HOME rules. The SHIP LHAP was recently amended to allow homeowners who have more than one mortgage to receive assistance, provided the mortgage to subsidy ratio is no more than 90 percent of the BCPAO fair market value.

Brevard County: The County reduces the negative effects of policies through its incentive plan.

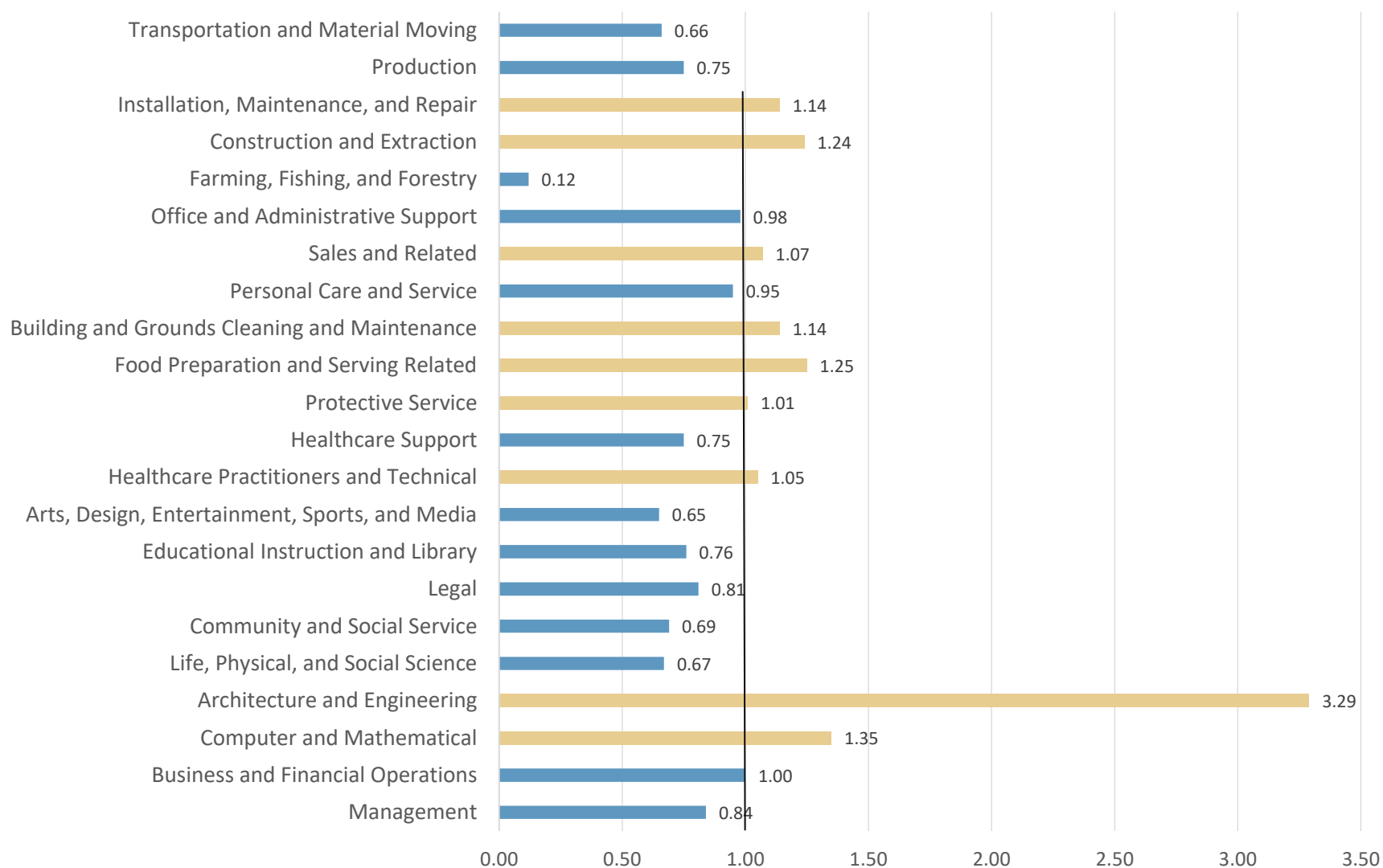
MA-45 Non-Housing Community Development Assets

91.410, 91.210(f)

Introduction

Economic Development Market Analysis

Figure 23: Industry Location Quotient in Brevard County



2021 Occupational Employment and Wage Statistics (OEWS) Survey; Bureau of Labor Statistics, Department of Labor

Business Activity

Table 58: Number of Workers and Jobs by Business Sector

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	350	118	0%	0%	0%
Arts, Entertainment, Accommodations	15,013	14,095	17%	20%	4%
Construction	6,957	5,373	8%	8%	0%
Education and Health Care Services	16,781	15,296	18%	22%	4%
Finance, Insurance, and Real Estate	5,208	3,673	6%	5%	0%
Information	1,477	972	2%	1%	0%
Manufacturing	11,020	5,260	12%	8%	-4%
Other Services	3,595	3,019	4%	4%	0%
Professional, Scientific, Management Services	10,889	8,162	12%	12%	0%
Public Administration	0	0	0%	0%	0%
Retail Trade	12,914	9,954	14%	14%	0%
Transportation & Warehousing	3,279	1,325	4%	2%	-2%
Wholesale Trade	3,280	1,587	4%	2%	-1%
Grand Total	90,763	68,834	100%	100%	0%

2013-2017 ACS (Workers), 2017 Longitudinal Employer-Household Dynamics (Jobs)

Labor Force

Table 59: Labor Force

Total Population in the Civilian Labor Force	125,582
Civilian Employed Population 16 years and over	115,945
Unemployment Rate	7.72
Unemployment Rate for Ages 16-24	20.02
Unemployment Rate for Ages 25-65	4.89

2013-2017 ACS

In 2019, there were 242,145 people who lived in Brevard County and 219,221 public and private sector workers in the County. The majority of people (159,308) both lived and worked in the County. About 27% of workers (59,913 people) were employed in Brevard County but resided elsewhere. Conversely, 34% of residents (82,837 people) lived in Brevard County but did not work there. When only considering private sector employees, the results were largely the same. Specifically, of the 192,281 private sector workers in 2019, 70% (134,830 people) lived and worked in Brevard County. About 30% of private sector workers (57,451 people) resided outside of the County. Of the 214,303 residents with a job in the private sector, 37% (79,473 people) lived in Brevard County but worked elsewhere (LEHD, 2019).

Table 60: Top Employers in Brevard County by Number of Employees

Sector	Business	Industry	Employment
County Government	School Board of Brevard County	Elementary and Secondary Schools	9,310
Private	Harris Oration	Other Electronic Parts Merchant Wholesale	6,547
Private	Holmes Regional Medical Center	General Medical and Surgical Hospitals	3,649
Private	Publix Super Markets	Supermarkets and Other Grocery Stores	3,514
Private	Northrop Grumman Systems	Search, Detection & Navigation Instruments	2,700
County Government	Brevard County	Legislative Bodies	2,424
Federal Government	Dept Of the Air Force	National Security	2,182
Federal Government	Nasa Kennedy Space Center	Space Research and Technology	1,957
Private	Health First Medical Group	Offices of Physicians, ex. Mental Health	1,775

Sector	Business	Industry	Employment
Private	New Rockwell Collins	Search, Detection & Navigation Instruments	1,516
State Government	Eastern Florida State College	Junior Colleges	1,455
County Government	Brevard County Sheriff Office	Police Protection	1,305
Private	Florida Institute of Technology	Colleges and Universities	1,297
Private	Health First	Managing Offices	1,254
Private	Lockheed Martin	Guided Missiles and Space Vehicles	1,130

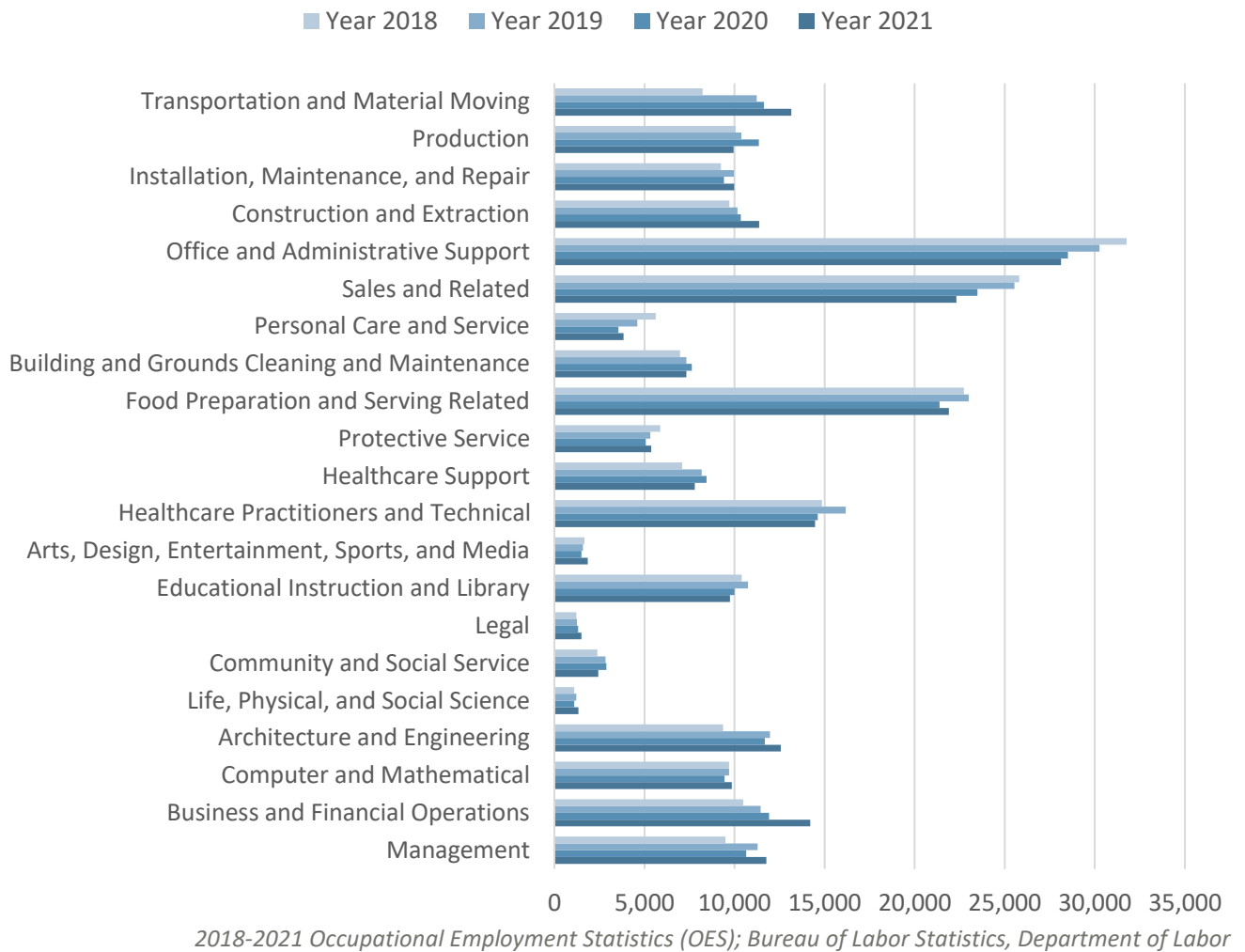
Florida Insight, Employer Database. Florida Department of Economic Opportunity, 2021

Table 61: Occupations by Sector

Occupations by Sector	Number of People
Management, business and financial	32,575
Farming, fisheries, and forestry occupations	5,117
Service	11,350
Sales and office	28,895
Construction, extraction, maintenance, and repair	8,975
Production, transportation, and material moving	5,921

2013-2017 ACS

Figure 24: Employment Totals by Industry in Brevard County (2018-2021)



Travel Time

Table 62: Travel Time

Travel Time	Number	Percentage
< 30 Minutes	71,130	67%
30-59 Minutes	28,817	27%
60 or More Minutes	6,782	6%
Total	106,729	100%

2013-2017 ACS

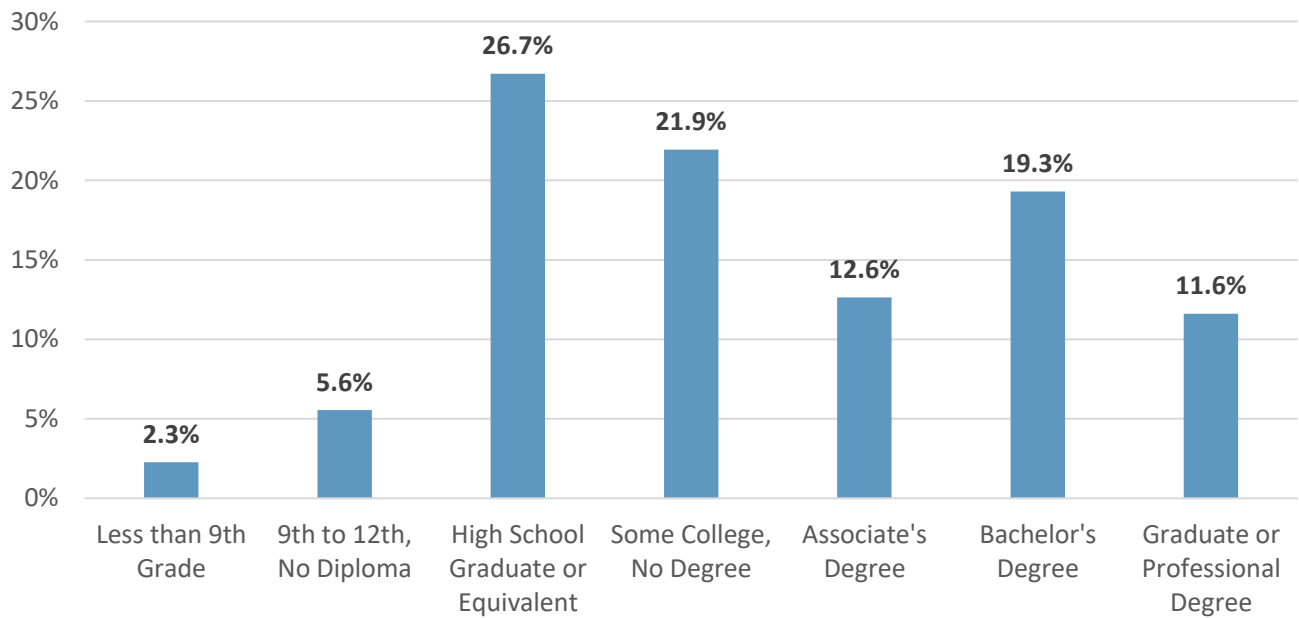
Education:

Table 63: Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	3,981	565	3,677
High school graduate (includes equivalency)	20,390	2,263	10,035
Some college or associate degree	33,850	2,498	14,185
Bachelor's degree or higher	36,800	1,538	9,935

2013-2017 ACS

Figure 25: Educational Attainment for the Population 25 Years and Older



2013-2017 ACS

Table 64: Educational Attainment by Age

	Age				
	18–24 yrs.	25–34 yrs.	35–44 yrs.	45–65 yrs.	65+ yrs.
Less than 9th grade	317	297	358	1,453	1,743
9th to 12th grade, no diploma	2,551	1,437	1,133	3,569	4,426
High school graduate, GED, or alternative	6,013	5,848	6,688	20,169	21,403
Some college, no degree	5,947	6,043	5,267	20,175	15,449
Associate degree	2,290	3,736	3,748	11,870	5,241
Bachelor's degree	1,564	5,561	6,323	18,190	12,318
Graduate or professional degree	203	2,118	4,347	12,019	9,527

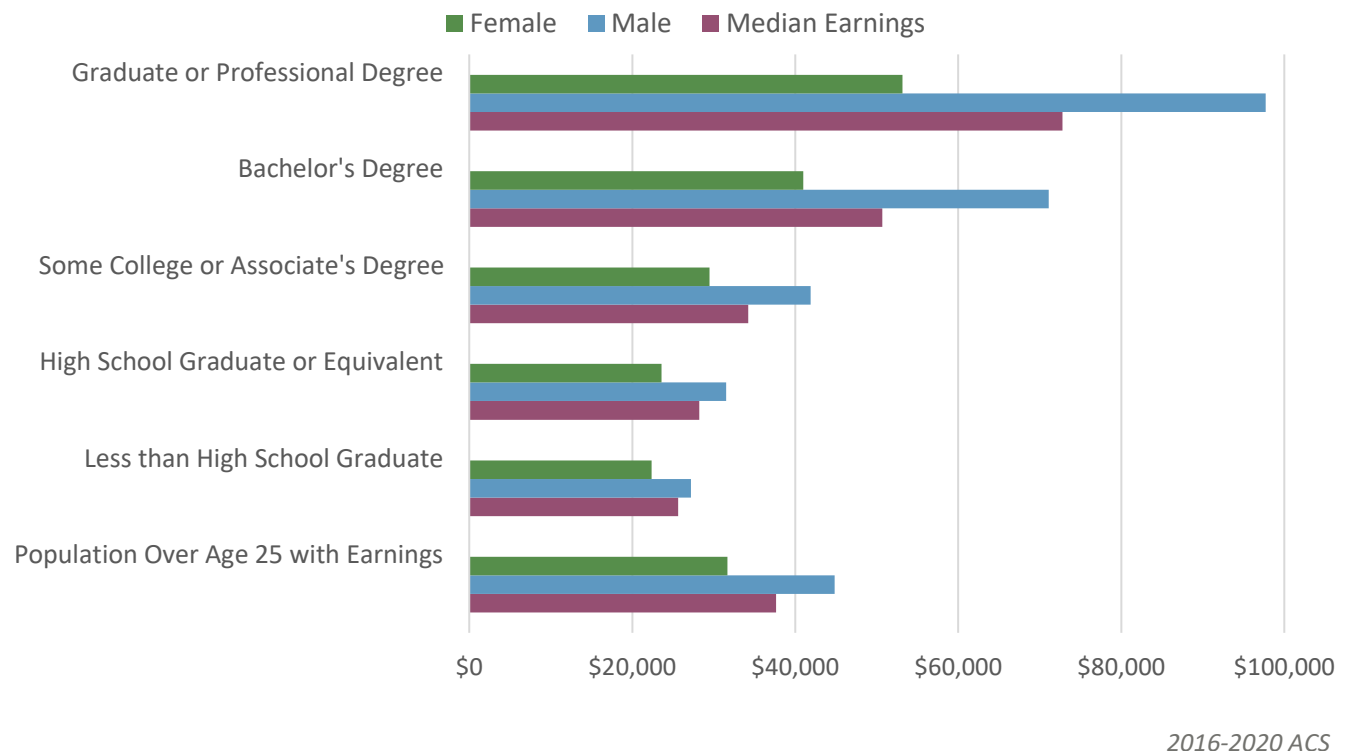
2013-2017 ACS

Table 65: Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	\$21,013
High school graduate (includes equivalency)	\$26,603
Some college or associate degree	\$30,344
Bachelor's degree	\$49,368
Graduate or professional degree	\$69,466

2013-2017 ACS

Figure 26: Median Earnings by Educational Attainment and Sex in Brevard County



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

The highest number of jobs in the county are within the labor categories "office and administrative support" and "sales and related".

The jobs that are more prevalent in Brevard County compared to the rest of the country, however, are reflected in each industry's location quotient. The *location quotient* represents the ratio of an occupation's share of employment in an area compared to that occupation's share of employment in the entire U.S. In Brevard County, there are 3.3 times more jobs in the occupation category "architecture and engineering" than in the rest of the country. There are about a third more (1.35 times) the number of "computer and mathematical" jobs and about 1.25 more jobs in both "construction and extraction" and "food preparation and serving related" jobs.

Describe the workforce and infrastructure needs of the business community:

Housing availability may become an economic development barrier as housing costs continue to rise throughout the county. New housing development will require associated infrastructure (roads, water, sewer, communications, etc) which is already an area of needed investment in some areas of the county

with existing housing. Plans for transportation to and from work and commerce centers will need to be implemented if a significant number of housing units are created for current and future workers in the county. Housing ownership is also a newly emerging barrier to growing the local workforce as short-term vacation rentals become increasingly popular (and requiring housing units out of the existing housing stock) and equity firms buy both homeowner housing and rental units for short-to medium-term investment.

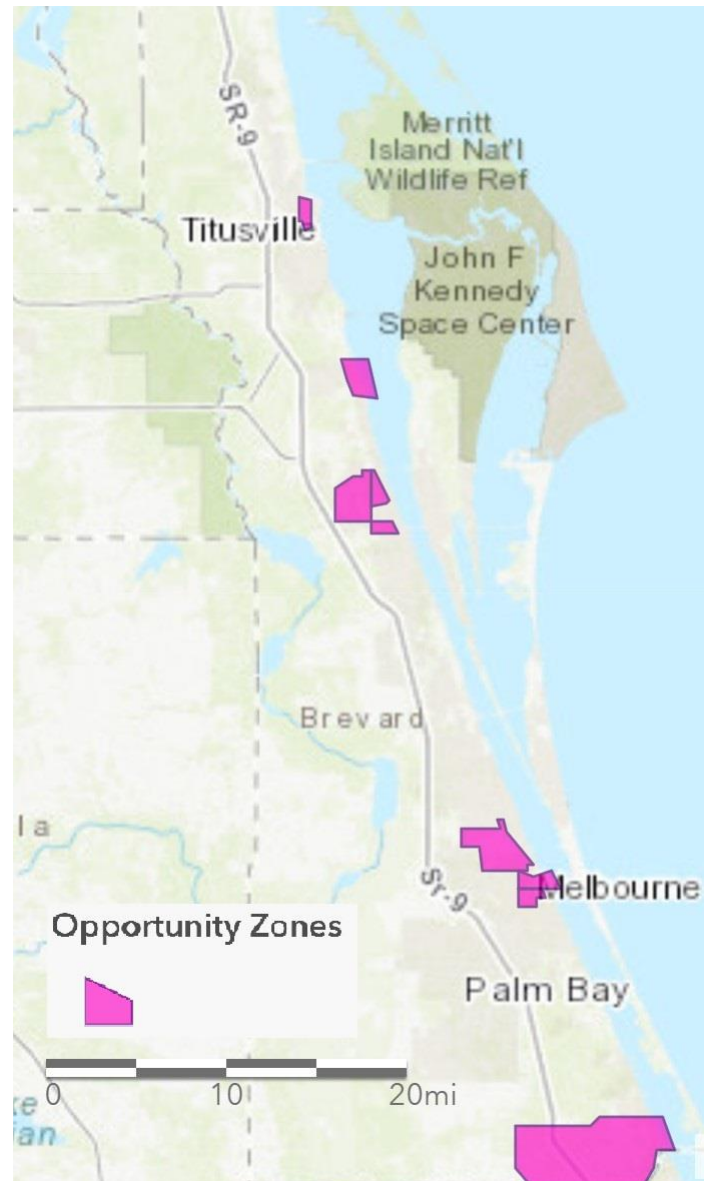
Figure 27: Opportunity Zones in Brevard County

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

Brevard County has several federal Opportunity Zones. Opportunity Zones are economically distressed communities designated as areas to focus investment to spur economic development by providing tax benefits to investors. The zones are defined by census tract and were nominated by the Governor of Florida, then certified by the Internal Revenue Service (IRS), in 2018. Opportunity zones are a relatively new addition to the County that, in addition to New Market Tax Credits and other existing tax-incentive programs, could affect private-sector investment.

Map of Opportunity Zones, HUD

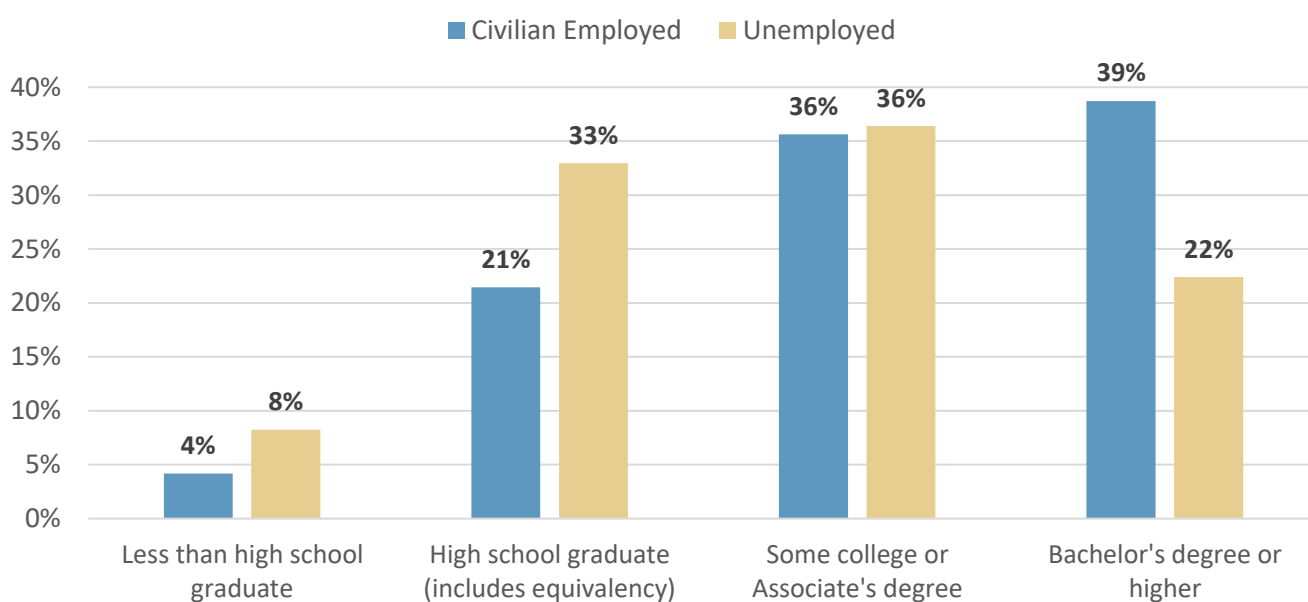
How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?



Of those in the workforce and employed in Brevard County, 39 percent have a bachelor's degree or higher and 74 percent have some college or an associate degree. Of those in the workforce and unemployed, 22 percent have a bachelor's degree or higher and 58 percent have some college or an associate degree.

While industry-specific education may strengthen the local workforce, within the Comprehensive Economic Development Strategy 2017-2022, the plan notes that a 2014 Central Florida Talent Gap Analysis resulted in 61 percent of companies in the region stating that they have difficulty hiring qualified staff, primarily due to a lack of experience, technical and soft skills competencies, and available applicants.

Figure 28: Educational Attainment by Employment Status (Population 25+)



2013-2017 ACS

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

Multiple higher education institutions are located in Brevard County: Florida Institute of Technology (Melbourne), Eastern Florida State College (Cocoa, Palm Bay, Melbourne, and Titusville), Keiser University (Melbourne), Barry University (Merritt Island), Webster University (Melbourne and Merritt Island), Everest University (Melbourne).

The Local Workforce Development Board, CareerSource Brevard, has a four-year workforce development plan (2020-2024) developed to meet requirements in the Workforce Innovation and Opportunity Act of 2014 (WIOA).

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

Yes, Brevard County is a part of the East Central Florida Regional Planning Council and Economic Development District (EDD). This organization serves Brevard, Lake, Marion, Orange, Osceola, Seminole, Sumter, and Volusia Counties.

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

The Economic Development Commission of Florida's Space Coast (EDC) assists businesses relocate and grow within the county and the organization serves as a access point for information on other federal, state, and private business incentives.

The North Brevard Economic Development Zone (NBEDZ) Special Dependent District, created in 2011 under Florida Statute, Chapter 200 to create high-income jobs and promote economic development after the termination of NASA's Space Shuttle Program, also remains as a tool for job and business growth.

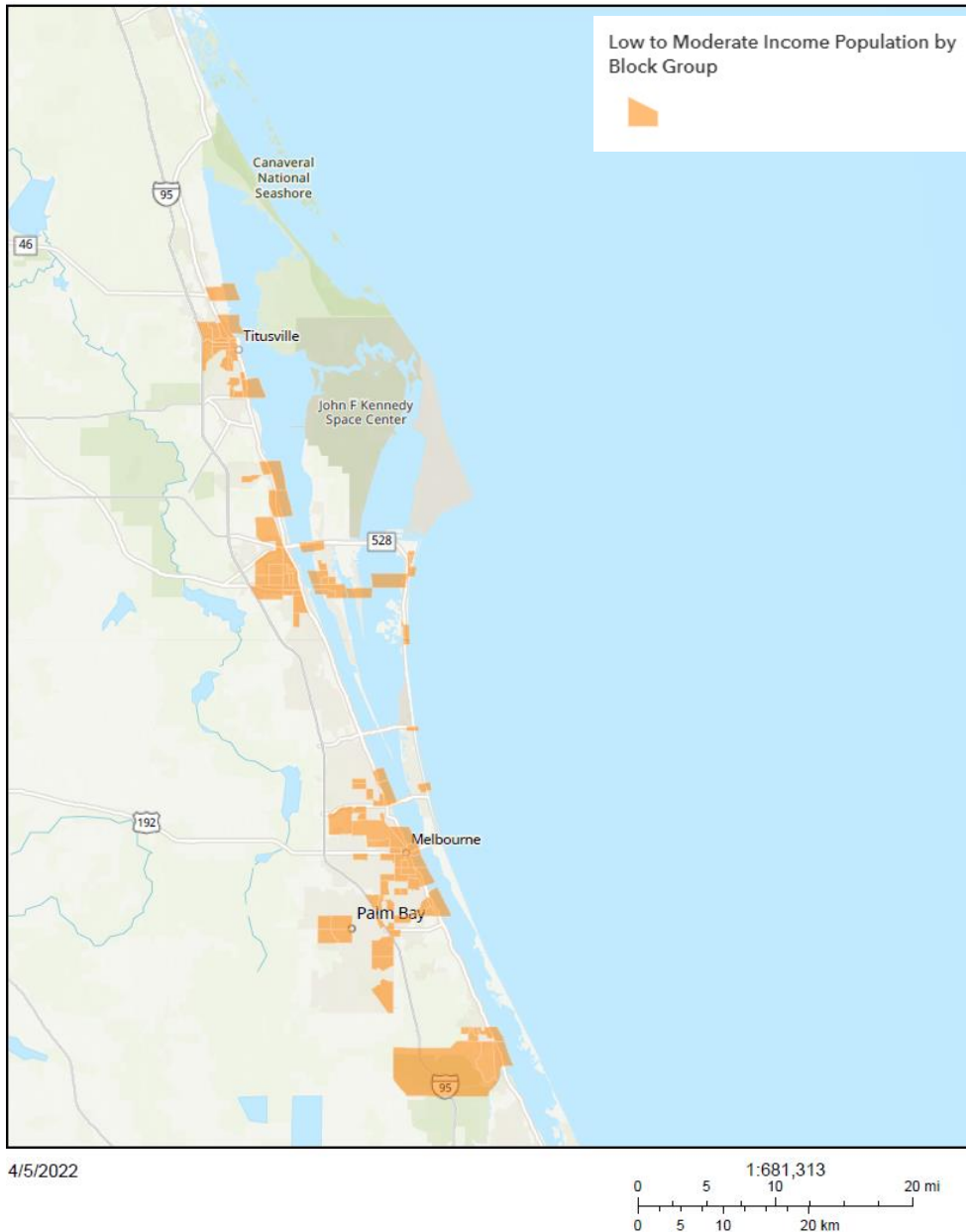
Discussion

MA-50 Needs and Market Analysis Discussion

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

The current Low- and Moderate-Income (LMI) Census block groups are areas that have at least 51 percent LMI households.

Figure 29: Low/Mod Census Tracts in Brevard County



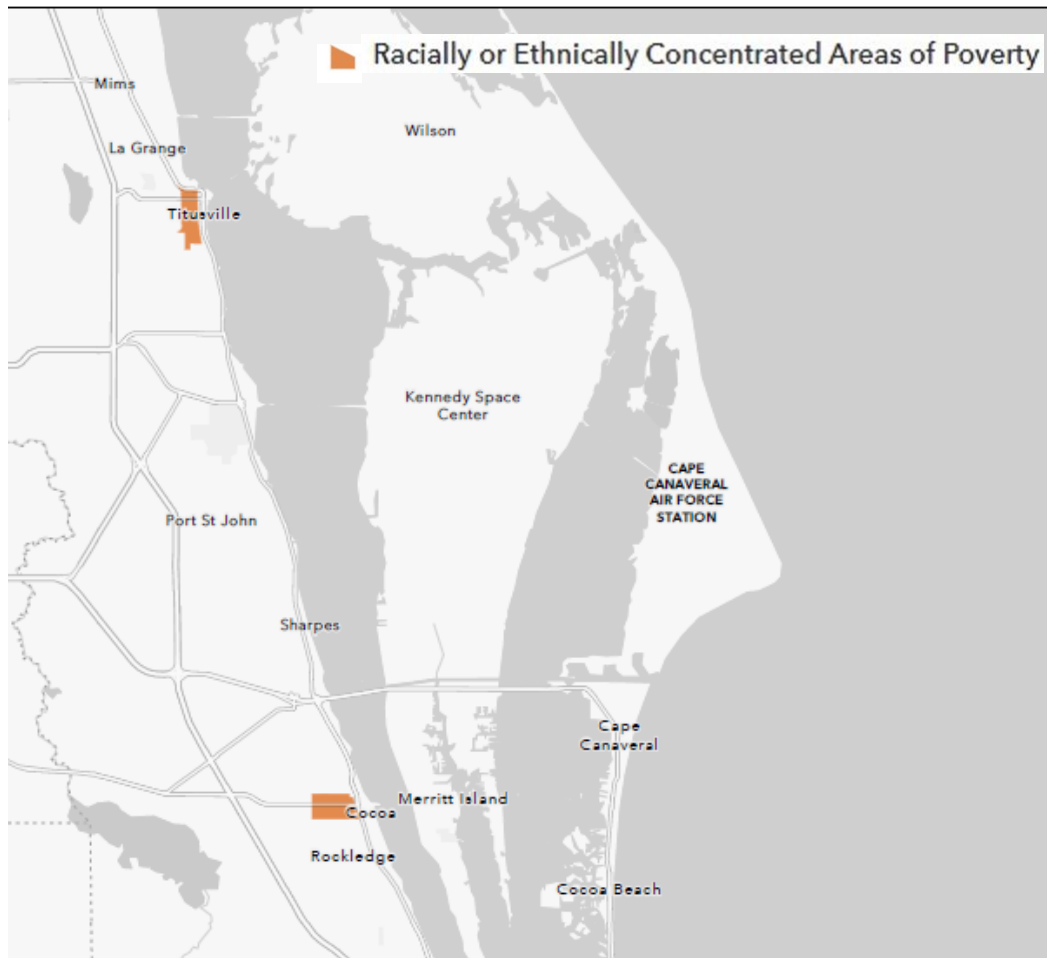
Source

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

Racially and Ethnically-Concentrated Areas of Poverty (R/ECAPs) are census tracts designated by HUD as meeting a racial/ethnic concentration threshold and a poverty threshold. R/ECAPs must have a non-White population 50 percent or more. The census tract must also meet the definition of "extreme poverty" with 40 percent of the residents living at or below the poverty line. The area may also meet the poverty threshold by exceeding 40 percent or three times the average tract poverty rate in the metro area.

Brevard County has two R/ECAP Census Tract areas.

Figure 30: Racially or Ethnically Concentrated Areas of Poverty (R/ECAP) in Brevard County



HUD R/ECAPs Updated 2018

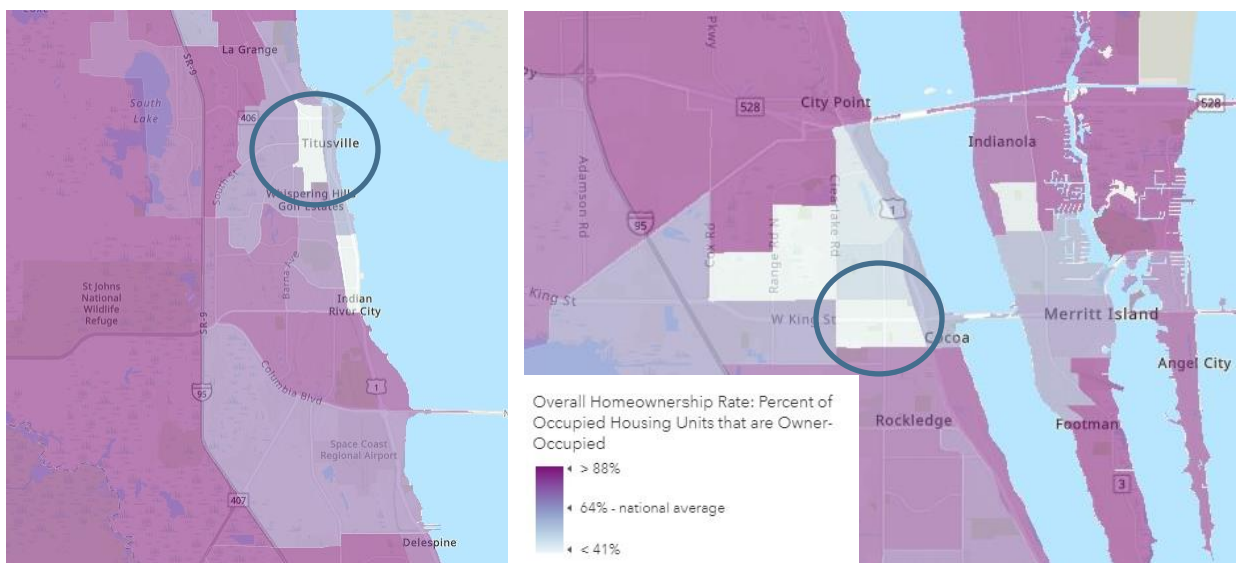
What are the characteristics of the market in these areas/neighborhoods?

In both R/ECAP census tracts, the homeownership rate is lower than most of the other tracts in the county. Housing costs are also high for both renters and homeowners with a mortgage, though a higher percentage of both renters and homeowners in the Titusville R/ECAP pay more than 30% of their household income on housing costs.

In the Titusville R/ECAP (Census Tract 607), the overall homeownership rate is approximately 23%. An estimated 64% of all renter households in the census tract spend more than 30% of their household income on housing. Of homeowners with a mortgage, 78% spend more than 30% of their household income on housing costs.

In the Cocoa R/ECAP (Census Tract 626) the overall homeownership rate is approximately 35%. An estimated 44% of all renter households in the census tract spend more than 30% of their household income on housing. Of homeowners with a mortgage, 45% spend more than 30% of their household income on housing costs.

Figure 31: Homeownership Rate in R/ECAPS in Titusville (left); Cocoa (right)



Source

Are there any community assets in these areas/neighborhoods?

- Private school serves the community
- Community Redevelopment Agency
- Community Center
- Moore Social Service Center

Are there other strategic opportunities in any of these areas?

- Infill housing
- Infrastructure improvements
- Making Broadband available

MA-60 Broadband Needs of Housing Occupied by Low- and Moderate-Income Households

91.210(a)(4), 91.310(a)(2)

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

While 89 percent of households in the County have access to broadband Internet, over eight percent of the County's residents, or 20,295 households, have no Internet access at all. The households without broadband Internet do not have equal access to most government and support agencies, school resources, and employers.

Table 66: Broadband Access by Type

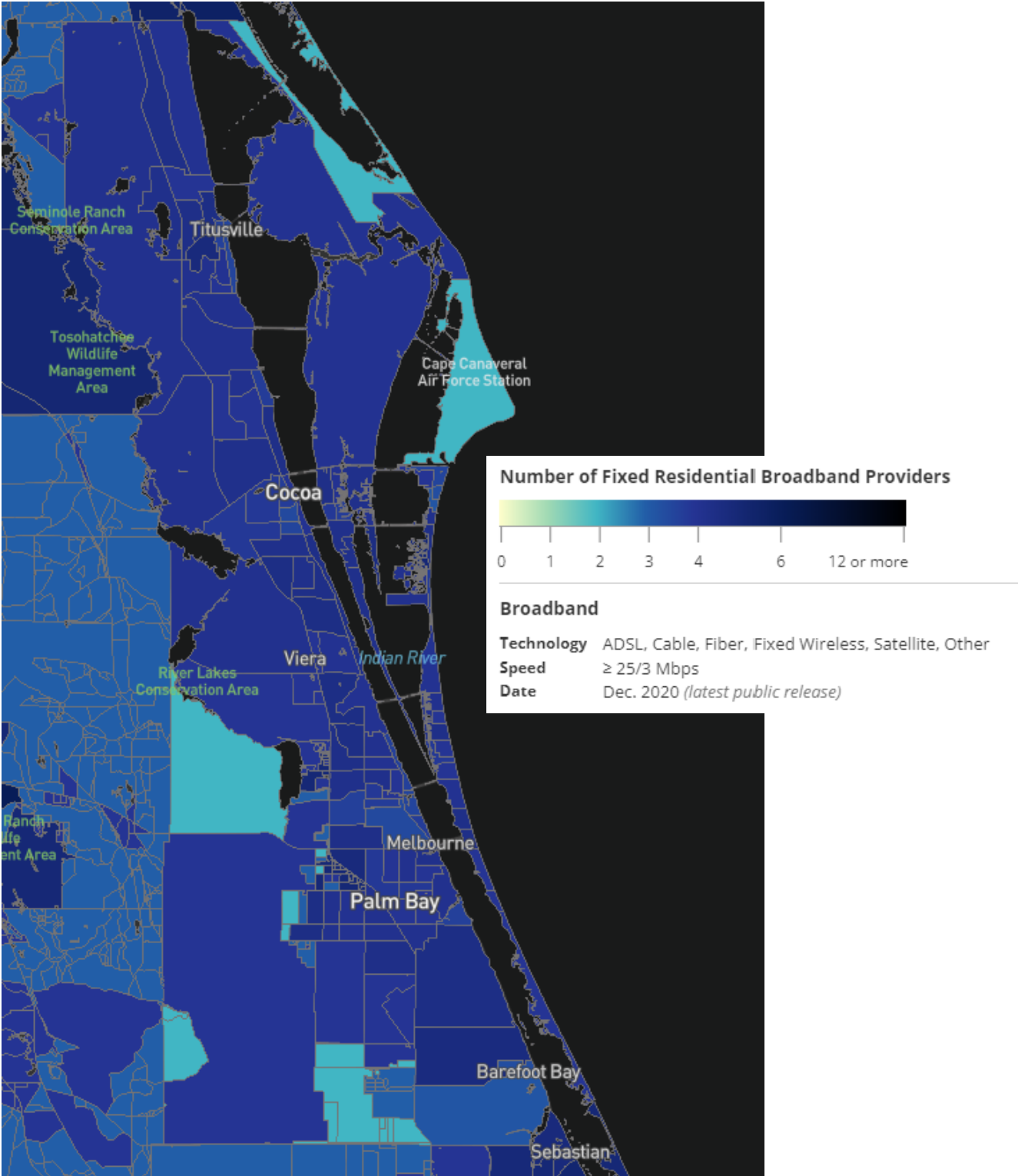
Broadband Type	# Households	% Total Households
With an Internet Subscription	210,327	89.1%
Dial-up with no other type of Internet subscription	697	0.3%
Broadband of any type	209,630	88.8%
Cellular data plan	181,404	76.9%
Cellular data plan with no other type of Internet subscription	18,033	7.6%
Broadband such as cable, fiber optic or DSL	185,376	78.5%
Broadband such as cable, fiber optic or DSL with no other type of Internet subscription	25,248	10.7%
Satellite Internet service	12,978	5.5%
Satellite Internet service with no other type of Internet subscription	1,309	0.6%
Internet access without a subscription	5,383	2.3%
No Internet access	20,295	8.6%

2016-2020 ACS

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

Brevard County has multiple broadband Internet providers, including Cable, Fiber, and ADSL.

Figure 32: Number of Residential Broadband Providers in Brevard County



Federal Communications Commission, Fixed Broadband Deployment

MA-65 Hazard Mitigation

91.210(a)(5), 91.310(a)(3)

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

Brevard County, along with the rest of the state, is at increased risk of tropical storms and hurricanes, which will become more frequent and more powerful due to climate change. Climate change will also cause sea levels to rise, shrinking the coastline and flooding existing development near the coast and low-lying areas.

Besides the inherent danger of these storms, tropical storms and hurricanes also bring long-term recovery costs in the hundreds of millions or billions of dollars to housing and related infrastructure (Figure 33).

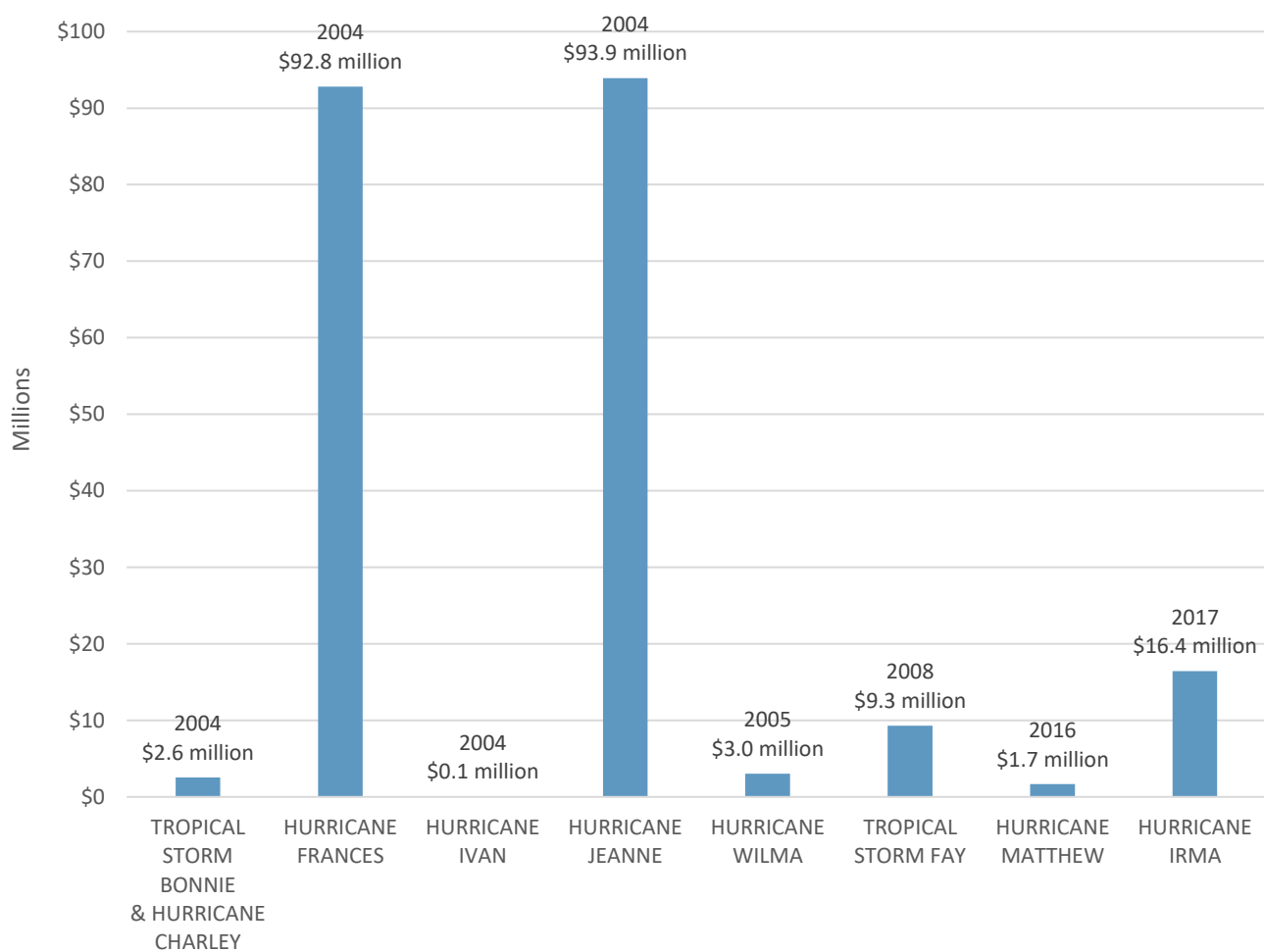
Describe the vulnerability to these risks of housing occupied by low- and moderate-income households based on an analysis of data, findings, and methods.

Low-income households are at greater risk from tropical storms and hurricanes both due to lower resources for storm preparation (particularly in Limited English Proficiency communities), lower resources to evacuate areas where storms are predicted, and fewer resources and other barriers to disaster recovery.

Households without the financial means to purchase flood insurance also do not have funds to rehabilitate or reconstruct housing after a disaster. The housing itself may also be more susceptible to disaster damage as older housing stock in Florida may be lower-quality construction and was built before modern building codes for disaster resiliency. Low-income housing is also often built in flood-prone areas due to lower land values.

(SAMHSA Disaster Technical Assistance Center Supplemental Research Bulletin, Greater Impact: How Disasters Affect People of Low Socioeconomic Status, July 2017)

Figure 33: FEMA Payments for Owner-Occupied Housing Damage by Natural Disasters 2004-2017



Open FEMA Dataset: Housing Assistance Data Owners - V2

Strategic Plan

SP-05 Overview

Strategic Plan Overview

The Strategic Plan will outline some key aspects of the County's plan to spend CDBG and HOME funds over the next five years. Primarily, this section will identify Target Areas (SP-10), Priority Needs (SP-25), and Goals and (SP-45).

Target Areas

Sort #	Area Name
1	Clearlake – Cocoa
2	East Mims Neighborhood
3	Micco Neighborhood
4	North Tropical Trail Neighborhood
5	Sharpes Neighborhood
6	West Cocoa Neighborhood
7	West Canaveral Groves Neighborhood
8	Countywide

Priority Needs

Priority Need	Description
Affordable Housing	Stable housing is paramount to a household's ability to thrive. There are significant barriers for low- and moderate-income households to enter the current housing market. Affordable housing is needed throughout Brevard County, especially for low- and moderate-income households.

Access to Human Services	Human services may be targeted to different populations during the Consolidated Plan cycle, however the Needs Assessment identified several categories of people where human services may be the most impactful: elderly, youth, and those experiencing homelessness.
Community and Economic Development	Public facility development, infrastructure projects, and removal of slum and blight ultimately improve a neighborhood's capacity to develop and provide safe housing, work, and recreational opportunities for residents.
Equitable Access to Housing	Collaboration to enforce fair housing ordinances and conduct education to housing providers and residents helps to address additional barriers experienced by members of protected classes and other populations.

Goals

Goal	Description
Expand and preserve affordable rental housing	Provide rental housing stock that is available and affordable to those households earning less than 80% AMI. The kinds of projects expected to support achieving this goal will be acquisition of real property (land and/or buildings), new construction of rental units, rehabilitation of rental units, and Tenant Based Rental Assistance (TBRA).
Expand and preserve affordable owner housing	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.
Increase Capacity of CHDO Partners	Support for the local Community Housing Development Organizations (CHDO) partners is critical for the short-term development and long-term provision of affordable housing. Projects under this goal will provide funds for operating expenses for CHDOs to sustain and increase their capacity.
Expand Fair Housing	Administer fair housing services for the HOME Consortium. Funded projects under this goal may support fair housing training, education, fair housing testing, and advertising organizations that can address fair housing complaints or issues.

Improve low/moderate income neighborhoods	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.
Provide human services	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.
Administration	Provide resources to manage and implement the programs described in this Consolidated Plan. This goal will supply funds to pay for staff to ensure adequate capacity, oversee programs, and meet regulatory requirements.

The Priority Needs and Goals section of the Consolidated Plan are informed by the Process, Needs Assessment, and Market Analysis section of this plan. Both qualitative and quantitative data indicate a rapidly expanding need for affordable housing and services for low- and moderate-income households. Infrastructure improvements are also needed in order to build affordably priced housing. The table below shows the goal, the associated expected funding for the 2022 program year, and the expected outcome of that funding.

SP-10 Geographic Priorities

91.415, 91.215(a)(1)

Geographic Area

Table 67: Geographic Areas in Brevard County

Sort #	Area Name
1	Clearlake – Cocoa
2	East Mims Neighborhood
3	Micco Neighborhood
4	North Tropical Trail Neighborhood
5	Sharpes Neighborhood
6	West Cocoa Neighborhood
7	West Canaveral Groves Neighborhood
8	Countywide

General Allocation Priorities

Describe the basis for allocating investments geographically within the jurisdiction.

CDBG

The County will primarily focus CDBG investments in low- moderate-income neighborhoods. In the past, the County has focused its CDBG investments in seven target areas, each with neighborhood boundaries, listed above. These target neighborhoods were defined for the 2016-2020 Consolidated Plan and remain target neighborhoods for the 2022-2026 Consolidated Plan, but as needs and resources change, the County may adjust target areas to invest resources where they are most impactful. These target areas are not official HUD designated target areas. There is one HUD-recognized racially concentrated area of poverty (RCAP) located in unincorporated Brevard County, within the West

Cocoa neighborhood, which is also a target area identified by the County. The County makes purposeful efforts to distribute CDBG funds across the target in an equitable fashion over the Consolidated Plan cycle (5 years).

In most cases, the County's CDBG funds may be spent anywhere within Brevard County *outside* of the other four CDBG entitlement cities (Titusville, Cocoa, Palm Bay, and Melbourne). The County encourages all areas outside of the Titusville, Cocoa, Palm Bay, and Melbourne to submit projects to the County's CDBG Request for Proposals (RFP), this includes all municipalities that have signed the interlocal agreement with Brevard County, such as Satellite Beach or Cocoa Beach.

HOME

Brevard County does not target HOME investments geographically the same way it targets CDBG funds. HOME funds are made available county-wide through a Request for Proposals (RFP) process. HOME funds may be spent anywhere in the County, including in any of the city-member jurisdictions.

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

Priority Needs

Table 68: Priority Needs in Brevard County

1	Priority Need Name	Affordable Housing
	Priority Level	High
	Population	
	Geographic Areas Affected	Countywide
	Associated Goals	<ul style="list-style-type: none"> • Expand and preserve affordable rental housing • Expand and preserve affordable owner housing • Increase Capacity of CHDO Partners • Expand Fair Housing
	Description	Stable housing is paramount to a household's ability to thrive. There are significant barriers for low- and moderate-income households to enter the current housing market. Affordable housing is needed throughout Brevard County, especially for those low- and moderate income households.
	Basis for Relative Priority	As noted in the Needs Assessment and Market Analysis, the rental and owner housing market are increasingly out of reach to those households earning less than 80% AMI. An influx of high-paying jobs on the <i>Space Coast</i> combined with outside investment in vacation or second homes, the housing market has risen steadily since 2007, pricing out many families. The need for affordable housing is the utmost priority throughout the County.
2	Priority Need Name	Access to Human Services
	Priority Level	High

	Population	
	Geographic Areas Affected	Countywide
	Associated Goals	<ul style="list-style-type: none"> • Improve low/moderate income neighborhoods • Provide human services
	Description	Human services may be targeted at different populations during the Consolidated Plan cycle, however the Needs Assessment identified several categories of people where human services may be the most impactful: elderly, youth, and those experiencing homelessness.
	Basis for Relative Priority	While affordable housing is the most significant need in Brevard County, the need for public and human services is also widely experienced. In a high-cost housing market, providing supportive human services can offset a household's expenses to increase stability.
3	Priority Need Name	Community and Economic Development
	Priority Level	High
	Population	
	Geographic Areas Affected	Countywide
	Associated Goals	Improve low/moderate income neighborhoods
	Description	Public facility development, infrastructure projects, and removal of slum and blight ultimately improve a neighborhood's capacity to develop and provide housing, work, and recreational opportunities for residents.
	Basis for Relative Priority	The target neighborhoods all expressed a need for infrastructure and public facility improvement projects to anchor future growth and development.

4	Priority Need Name	Equitable Access to Housing
	Priority Level	High
	Population	
	Geographic Areas Affected	Countywide
	Associated Goals	Expand Fair Housing
	Description	Collaborate to enforce fair housing ordinances; and conduct education to housing providers and residents.
	Basis for Relative Priority	The Brevard County HOME Consortium is conducting an Assessment of Fair Housing (AFH) in 2022 and will have more information to include here as that report completes. Based off stakeholder sessions, information from partners, and understanding of the County landscape, there is a current need for continued education, training, and testing regarding fair housing in both the rental and home ownership markets. There are two Racially Concentrated Areas of Poverty (RCAP) in Brevard County: one in Titusville and one in West Cocoa. The Needs Assessment identifies that there is a disproportionate housing need based on race.

SP-30 Influence of Market Conditions

91.415, 91.215(b)

Influence of Market Conditions

Table 69: Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	<p>The cost of rental and owner housing has steadily increased since 2007. The number of households projected to be cost-burdened in 2040 is expected to rise throughout the entire County and in each HOME Consortium member-city. Although TBRA is a useful tool, in the current housing market in Brevard County it is extremely difficult to identify available units that meet the needs of a household while also being affordable.</p> <p>TBRA will be provided through the City of Melbourne for qualified households to assist with rental subsidy for up to 24 months.</p>
TBRA for Non-Homeless Special Needs	<p>The current housing market does not provide enough affordable, accessible rental housing to elderly and non-elderly persons with disabilities or supportive housing for persons with HIV/AIDS, persons with substance abuse, the elderly and persons with disabilities. It is extremely difficult to find an affordable unit that meets the needs of a family without special needs. The housing stock for those with a special need is even more difficult to address in the current market.</p>
New Unit Production	<p>There are many market characteristics that make producing new units difficult throughout Brevard County.</p> <ul style="list-style-type: none"> • Limited number of affordable housing developers with capacity • While the market is booming, developer interest in affordable housing is minimal because they tend to focus on higher cost homes • Availability and cost of land is extremely expensive <p>Cost of labor and materials is prohibitive</p>
Rehabilitation	<p>Market characteristics impacting new unit production also affect rehabilitation of units, with the addition of HUD program requirements. When using HOME funds to rehabilitate a house, the entire home must be brought up to a standard that will often place the cost of rehabilitation out of reach. The nature of the</p>

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
	market has seen older, more affordable homes fall further behind, where the cost of rehabilitation using HOME funds is difficult.
Acquisition, including preservation	See all market characteristics listed above. There is also significant private sector activity to acquire, rehabilitate, and raise rents for existing units.

SP-35 Anticipated Resources

91.420(b), 91.215(a)(4), 91.220(c)(1,2)

Introduction

The following table outlines the CDBG, and HOME funds made available in Program Year 2022 and an estimate of those resources to be made available for the remainder of the Consolidated Plan cycle, 2022-2026. The County also received CDBG-CV in 2020, and HOME-ARP funds in 2022.

Anticipated Resources

Table 70: Anticipated Funds

Program	Funds Source	Uses of Funds	Expected Amount Available Year 1				Amount Available Rest of Con Plan	Narrative Description
			Annual Allocation:	Program Income:	Prior Year Resources:	Total:		
CDBG	public - federal	Acquisition Admin Economic Development Housing Public Improvements Public Services	\$1,372,105					CDBG funds for non-housing community development.
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	\$1,300,662					HOME funds for housing activities.

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

CDBG and HOME funds described in this plan are often paired with other federal, state, or local (private and public) resources to garner the most impact on any given project. Although layering resources often increases complexity for partners, there is rarely enough funding from one single source to see a project to completion. Therefore, CDBG and HOME funds are often used as leverage in projects to encourage additional funding.

HOME funding requires a 25% local match and CDBG does not require a match. To satisfy the HOME match requirements, the County mostly relies on the Florida State Housing Initiatives Partnership Program (SHIP). The SHIP program is intended to produce and preserve affordable homeownership and multifamily housing opportunities. Operated by the Florida Housing Finance Corporation, SHIP funds are made available in annual disbursements to eligible jurisdictions. SHIP funds may be used to fund emergency repairs, new construction, rehabilitation, down payment and closing cost assistance, impact fees, construction and gap financing, mortgage buy-downs, acquisition of property, match dollars for federal grant programs, and homeownership counseling. At least 30 percent of SHIP funds must be preserved for households earning 50% of the median area income. In 2021, the County received \$2,223,084 in SHIP funds. This allocation is greater than the HOME allocation, and because the HOME match requirement is 25%, the County fully expects to be capable of meeting the HOME match requirements utilizing SHIP funds and other non-federal resources.

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

Brevard County and several Consortium Municipalities own properties which are zoned residential, 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.

Discussion

The County is set to receive \$4,524,586 in HOME-ARP funding. The County plans to submit the required HOME-ARP Action Plan to HUD in 2022 outlining the plan for those funds. The HOME-ARP Action Plan requires a separate consultation and engagement process, and that will take place after submission of the 2022 Consolidated Plan. The HOME-ARP funds are meant to assist individuals or households who are homeless, at risk of homelessness, and other vulnerable

populations, by providing rental assistance, supportive services, and non-congregate shelter (NCS).

The County received a total of \$2,124,588 in CDBG-CV funding. The use of funds includes the priorities listed in the CDBG-CV RFP for Public Services and Admin. That funding is reflected in the 2019 Annual Action Plan per guidance by HUD. Outcomes that come from CDBG-CV projects will be reflected in the Consolidated Annual Performance and Evaluation Report (CAPER).

SP-40 Institutional Delivery Structure

91.415, 91.215(k)

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

Table 71: Institutional Delivery Structure

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
Brevard County Housing and Human Services	Government	Planning	Jurisdiction
Brevard Homeless Coalition, Inc.	Continuum of Care	Homelessness	Jurisdiction
Housing Authority of Brevard County	PHA	Public Housing	Jurisdiction
Titusville Housing Authority	PHA	Public Housing	Jurisdiction
Housing Authority of the City of Cocoa	PHA	Public Housing	Jurisdiction
Melbourne Housing Authority	PHA	Public Housing	Jurisdiction
CHDOs	CHDO	Affordable Housing	Jurisdiction
Consortium Cities	Government	Planning; Affordable Housing	Jurisdiction

Assess of Strengths and Gaps in the Institutional Delivery System

HOME Consortium

Brevard County's Housing and Human Services Department serves as the Consortium's lead agency for planning and coordinating the implementation of the Consolidated Plan. The County organizes and facilitates monthly HOME Consortium meetings where the County and each participating-member of the Consortium meet to discuss planning processes, opportunities for partnership, fair housing activities, progress on any HOME-funded activities, and to share capacity/knowledge where possible. Each HOME Consortium city implements their own HOME program, with few opportunities for projects to be jointly funded across jurisdictions. This is mostly because the amount of funding is such that it makes larger scale projects difficult, even when joint funding is possible.

Brevard Homeless Coalition

The Brevard Homeless Coalition took over as the continuum of care (CoC) lead agency in 2015. Since then, the CoC has grown to include over seventy service providers. The CoC has rapidly grown its

capacity since the 2016 Consolidated Plan cycle. The CoC utilizes the “housing first” model and encourages all service agencies to utilize the chosen homeless management information system (HMIS) software. Although not all service agencies do utilize HMIS, the CoC recognizes the usefulness of HMIS and is actively working with service agencies to participate in HMIS and a coordinated assessment process to best serve the community and most efficiently allocate resources.

CHDOs

There are six Community Housing Development Organizations operating within Brevard County.

- Community Housing Initiative (CHI)
- Community of Hope
- North Brevard Sharing Center
- Housing for Homeless of Brevard County
- Homes for Independence Space Coast
- Abilities Inc. of Florida

The Community Housing Initiative (CHI), the Community of Hope, and North Brevard Sharing Center have the most organizational capacity of the active CHDO’s, however all of the CHDO’s are capable of supporting affordable housing development activities at some level. While CHI and Community of Hope are capable of full housing development, no CHDO currently has the capacity to build at scale in a way that would affirmatively address the affordable housing crisis that Brevard County is currently experiencing. As noted in the priority need section, supporting CHDO capacity is a priority over this Consolidated Plan cycle.

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

Table 72: Homeless Prevention Services Summary

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy	X	X	X
Legal Assistance	X		
Mortgage Assistance	X		
Rental Assistance	X	X	X
Utilities Assistance	X	X	
Street Outreach Services			
Law Enforcement	X		
Mobile Clinics	X		
Other Street Outreach Services	X	X	

Supportive Services			
Alcohol & Drug Abuse	X	X	
Child Care	X	X	
Education	X	X	
Employment and Employment Training	X	X	
Healthcare	X	X	
HIV/AIDS	X		X
Life Skills	X		
Mental Health Counseling	X	X	
Transportation	X	X	

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

There are over seventy agencies that provide services as part of the Brevard Homeless Coalition (BHC), the County continuum of care. Not all agencies from the County continuum of care (CoC) are listed above. The agencies that are part of the BHC coordinate in regular meetings and many do participate in the Homeless Management Information System (HMIS) that the BHC operates.

The BHC has implemented a coordinated assessment process in an effort to ensure consistency of the service delivery system and also to be efficient in matching resources to the person/household in need. This coordinated assessment process over time will improve data collection, thus improving the service delivery system's efficiency in matching available resources to needs.

Further, in efforts to grow capacity to support meeting the current need and addressing future need, the BHC hosts trainings for service providers. In April 2022, the BHC hosted three training webinars:

- Coordinated entry requirements and best practices
- Permanent Supportive Housing in the CoC
- Rapid Rehousing Basics

The service delivery system makes every effort to match the needs of the homeless person/family to the resources using coordinated entry and the coordinates assessment process.

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

With BHC in the leadership role of the CoC, a major strength to build on is the communication and clarity of direction. With the CoC having a clear direction and purpose, utilizing coordinated entry, coordinated assessments, and HMIS, it provides a foundation from which to build capacity upon. This strength can be seen by the growth of CoC membership over time. In 2016 there were 50 organizations part of the CoC, there are now just over 70 organizations that are part of the CoC. This strength impacts all populations served, including those with special needs. The CoC's ability to match an individual to resources rests in its ability to communicate clearly with CoC member organizations and provide direction.

A potential gap in the service delivery system, impacting those with special needs and those without, is HMIS use. HMIS data is often very useful in understanding where gaps and shortfalls may exist in a service delivery system such as a CoC. While many organizations take part in HMIS, not all do. The HMIS data output will only ever be as good as the input data. The CoC encourages all service providers to utilize HMIS to increase the efficiency of the system, more quickly ending homelessness for those experiencing it.

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

The 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 supports provides incentives for organizations to join the CoC that may fill gaps in services as they become known. Brevard County staff work closely with the CoC and hold at least one seat on the CoC advisory board. BHC will also continue to encourage service providers to utilize HMIS so gaps can be understood quickly and the CoC may work with its partners to address that gap.

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

Goals Summary Information

Table 73: Goals Summary

#	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed
1	Expand and preserve affordable rental housing	2022	2026	Affordable Housing	Countywide	Affordable Housing
2	Expand and preserve affordable owner housing	2022	2026	Affordable Housing	Countywide	Affordable Housing
3	Increase Capacity of CHDO Partners	2022	2026	Affordable Housing	Countywide	Affordable Housing
4	Expand Fair Housing	2022	2026	Affordable Housing Non-Homeless Special Needs	Countywide	Equitable Access to Housing
5	Improve low/moderate income neighborhoods	2022	2026	Non-Homeless Special Needs Non-Housing Community Development	Target Areas	Community and Economic Development
6	Provide human services	2022	2026	Homelessness	Countywide	Access to Human Services
7	Administration	2022	2026	Other	Countywide	

Table 74: Goals and Goal Outcome Indicators

#	Goal Name	Funding	Goal Outcome Indicator
1	Expand and preserve affordable rental housing	HOME:	Rental units rehabilitated: 25 Housing units TBRA: 50 households assisted
2	Expand and preserve affordable owner housing	HOME:	Homeowner Housing Added: 10 Housing units Homeowner Housing Rehabilitated: 30 Housing units Direct Financial Assistance to Homebuyers: 15 Households Assisted
3	Increase Capacity of CHDO Partners	HOME:	Other:
4	Expand Fair Housing	HOME: CDBG:	Other: 1
5	Improve low/moderate income neighborhoods	CDBG:	
6	Provide human services	CDBG:	
7	Administration	HOME: CDBG:	Other: 1

Table 75: Goal Descriptions

1	Goal Name	Expand and Preserve Affordable Rental Housing
	Description	Provide rental housing stock that is available and affordable to those households earning less than 80% AMI. The kinds of projects expected to support achieving this goal will be acquisition of real property (land and/or buildings), new construction of rental units, rehabilitation of rental units, and Tenant Based Rental Assistance (TBRA).
2	Goal Name	Expand and Preserve Affordable Owner Housing
	Description	Provide housing stock that is available and affordable for low- and moderate-income households to purchase. The kinds of projects expected to support this goal will be homeowner purchase assistance, housing rehabilitation, and new construction of units available for purchase.
3	Goal Name	Increase Capacity of CHDO Partners
	Description	Supporting the local Community Housing Development Organizations (CHDO) partners are key in the short-term and long-term development of affordable housing. Projects under this goal will provide funds to pay operating expenses for CHDOs to sustain and increase their capacity.
4	Goal Name	Expand Fair Housing
	Description	Administer fair housing services for the HOME Consortium. Funded projects under this goal may support fair housing training, education, testing, and advertising.
5	Goal Name	Improve Low/Moderate Income Neighborhoods
	Description	Enhance community infrastructure and facilities to provide a sustainable and future equitable growth. Some types of projects that will achieve this goal are water and sewer line improvements, the removal of slum and blight, road, and drainage improvements, improving parks, community centers, and recreation facilities.
6	Goal Name	Provide Human Services
	Description	Address the service needs of the community, especially seniors, youth, and those experiencing homelessness. Some example projects that work to achieve this goal will be funding community kitchens, meal programs, education programs, and those homeless service providers offering direct care to households.
7	Goal Name	Administration
	Description	Up to 20% of the CDBG program and 10% of the HOME program may be reserved to pay for staff costs incurred to administer the programs. There are no direct outcomes tied to this goal, however this funding is used to maintain the County's capacity to plan for and implement the CDBG and HOME programs.

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

All HOME funds will be used to assist families who are at or below 80% of AMI. In the 2022 program year, an estimated 20 households will be provided with assistance.

- Homeowner Rehabilitation – 30
- Homeowner, New Construction – 10
- Homeowner Purchase Assistance – 15
- Rental Acquisition/Rehabilitation – 25
- TBRA – 50

SP-50 Public Housing Accessibility and Involvement

91.415, 91.215(c)

Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)

Through consultations, meetings with stakeholders, data analysis, and surveys, the County understands the need to support those living with a disability. Further, the data shows that those living with a disability in Brevard County are more likely to be elderly. Knowing this, the Public Housing Authorities (PHA) operating within Brevard County will continue to increase accessibility of their public housing units to be available for those living with a disability.

Section 504 of the Rehabilitation Act of 1973 and 24 CFR Part 8 requires that 5% of all public housing units be accessible to persons with mobility impairments. Another 2% of public housing units must be accessible to persons with sensory impairments. The Uniform Federal Accessibility Standards (UFAS) is the standard against which residential and non-residential spaces are judged to be accessible. The Public Housing Authorities (PHA) operating within Brevard County exceed this 5% and 2% requirement, respectively. The following is a list of the number of total units in each of the three housing authorities and the number of UFAS units.

Housing Authority of the City of Titusville (HACTV) - HACTV is working on making all public housing units more accessible for elderly and disabled individuals as they are rehabilitated. There are currently 146 families with a member that has a disability on the Section 8 waitlist, and 3 on the public housing waitlist.

Activities to Increase Resident Involvements

All three Housing Authorities offer a variety of supportive activities, including self-sufficiency programs for residents. Residents are encouraged to participate in resident council meetings. Consortium members will support the Housing Authorities Annual Plan and provide a variety of activities during the year to encourage public housing residents to become more self-sufficient and participate in homeownership.

These activities include:

- Offering Purchase Assistance classes along with down payment assistance to support homeownership to residents.

- Inviting Housing Authority staff to attend all advisory council meetings and participate in annual action planning activities.
- HACTV supports engagement from its elderly residents through its HUD-funded Resident Opportunity & Self-Sufficiency Program
- HABC is establishing a South office in Melbourne FL, to work more closely with Public Housing residents and Section 8 tenants located there.
- Notifying Housing Authority staff and residents of social service programs which would benefit residents.
- Notifying Housing Authorities of Request for Proposal (RFP) opportunities. The Consortium works with the Housing Authorities to inform residents about purchase assistance programs.

Is the public housing agency designated as troubled under 24 CFR part 902?

No

Plan to remove the 'troubled' designation

Not applicable.

SP-55 Strategic Plan Barriers to Affordable Housing

91.415, 91.215(h)

Barriers to Affordable Housing

The Brevard County HOME Consortium is in the process of conducting an Assessment of Fair Housing (AFH) which includes an identification of factors that may be impacting the development or preservation of affordable housing. That AFH will conclude in quarter 4 of 2022, and that report will be made available to the public, including information on barriers impacting the development and preservation of affordable housing throughout the County.

In the preparation of this Consolidated Plan, the County conducted outreach to stakeholders, county staff, key program implementation partners, and the community at-large. There are several barriers that consistently get identified, many of which are market-based.

- The overall cost of housing disproportionately impacts those low- and moderate-income households and is the largest barrier to affordable housing.
 - In the current housing market in Brevard County, there is incredible pressure driving costs up, which further limits the available housing stock for households earning less than median incomes
- Development incentives in the current market skew heavily towards the development of single-family homes. While there may be funds available to pursue affordable housing projects, there are fewer developers interested because it makes more financial sense for them to pursue other ventures.
- The cost of land has gone up significantly in Brevard County. This increase paired with increases in labor and material cost have put further strain on the development of affordable housing.

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

Brevard County and the 4 jurisdictions participate in the State Housing Initiatives Partnership (SHIP) program. In order to receive and use SHIP funds for the development of affordable housing, they are required to appoint an advisory committee 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 2021 reports from the Consortium include:

- Consider allowing flexibility in densities for affordable housing by implementing a voluntary inclusionary zoning ordinance

- Multiple actions to encourage accessory dwelling units and tiny homes including: development of a user guide for use and application; further study and consideration of appropriate density, intensity; use and impact fee waivers and concurrency exemptions for affordable ADUs and tiny homes; and additional incentives using local housing program funds and lands.
- Continue to allow greater flexibility increasing density and intensity levels to encourage creation of new affordable housing within the County.
- Further study and amend periods of affordability for units realized by incentives.
- Create a county user guide on the use and application of density and intensity bonuses and other County Comprehensive Plan and Code based incentives.

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.

Federal and state laws protect against discrimination on the basis of race, color, national origin, religion, gender, familial status and disability. Housing discrimination is strictly prohibited against members of the protected classes. The Brevard County HOME Consortium will complete an Assessment of Fair Housing (AFH) in late 2022/early 2023. This AFH will work to define specific community and market factors that contribute to fair housing issues and complaints. The AFH will then outline clear action steps the county and/or city to take to address that factor.

SP-60 Homelessness Strategy

91.415, 91.215(d)

Describe how the jurisdiction's strategic plan goals contribute to:

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

The Coordinated Assessment (CA) process for BHC includes a Front-Line/Diversion Specialist at 211 Brevard and specialized crisis response and diversion assistance to individuals and families at risk of or currently experiencing homeless. A household's first encounter with the BHC coordinated assessment will begin the process in matching a household's needs to the available resources. The Vulnerability Index & Service Prioritization Decision Assistance (VI-SPDAT) Tool is often used to make referrals to a suitable Emergency Shelter as needed.

The Coordinated Assessment is responsible for coordinating frontline housing crisis response across Brevard County, including targeted street outreach, diversion, and discharge planning functions. The CA process also has a CHAT Leader (Coordinated Housing Assessment Team) that works with the HOT (Housing Outreach Team) Leader and together collaborate to house those with the greatest 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 and transitional housing needs of homeless persons

BHC 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 households experiencing homelessness. Also, through HUD and ESG funding, Crosswinds Youth maintains staff that provides outreach for those Youth who are homeless in Brevard County. National Homeless Veterans Support provides outreach for all people experiencing homelessness in the northern 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.

The BHC has implemented the “housing first” model and has worked to increase the number of permanent supportive housing (PSH) beds that are available in the County. While the current housing market makes increasing the number of units available to those households earning less than 80% AMI, the BHC sees minimizing the number of days a household experiences homelessness as a priority. The BHC relies on its coordinated entry system and HMIS to work as quickly as it can to reasonably match a household’s needs to a provider and resources to meet that need.

Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education, or youth needs

While some publicly funded organizations such as hospitals and the jail do have discharge policies and relationships with BHC members, there is room for greater coordination and formalization of these discharge policies. Representatives from health providers do attend the BHC bi-monthly meetings. As the CoC continues as the leader to address homelessness in the County, HOME Consortium members will work to coordinate with the CoC and those institutions discharging individuals to ensure they are not discharged into homelessness.

BHC members in receipt of McKinney-Vento Act funds do not accept clients who are discharged from institutions into their transitional housing programs. Some BHC members are funded through a Florida Department of Corrections grant to provide transitional housing to clients discharged from jails.

SP-65 Lead-based Paint Hazards

91.415, 91.215(i)

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

All Housing and Human Services Department Inspectors having 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.

How are the actions listed above related to the extent of lead poisoning and hazards?

The Consortium will continue to provide technical guidance on lead-based paint and asbestos requirements to CHDOs, non-profits, and for-profits accessing federal and other dollars for housing-related services and operations, demolitions, and other activities as identified.

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

The Consortium will continue to ensure that existing housing programs and policies conform to the requirements of the code of federal regulations for lead-based paint and asbestos hazards (24 CFR Part 35). Additionally, consumer education is required of all clients receiving rental assistance, down payment or rehabilitation assistance for any home that was built before 1978. Consumer education includes reviewing a renovation brochure review with the client. Following the brochure review, the client signs a form stating he or she has been advised about the hazards of lead-based paint. The client is also given a copy of the brochure.

SP-70 Anti-Poverty Strategy

91.415, 91.215(j)

Jurisdiction Goals, Programs and Policies for reducing 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 meal services, recreation services, education services, youth services, and services targeted to immediate needs of the elderly.

To address long-term needs of those families living below the poverty threshold, the County will expend HOME funds to increase the housing stock that is affordable to those families earning less than 80% of the AMI. As described in other sections of this Consolidated Plan, the County supports the development of affordable housing both directly through programs such as purchase assistance rehabilitation of existing homes, and indirectly through supporting developer partners and the local Community Housing Development Organizations (CHDO). The County also plans to use CDBG funds to enhance low- and moderate-income neighborhoods through infrastructure and public facility improvements. These projects ultimately aim to make further investment in these neighborhoods both possible and likely.

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

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. Similarly, the County meets with representatives from the target areas identified in this Consolidated Plan. Those target areas also produce 5-year planning documents. 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.

SP-80 Monitoring

91.230

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

All members of the Consortium have adopted monitoring procedures in accordance with the Code of Federal Regulations, Title 24, Part 91, Section 230. Brevard County Housing & Human Services Department's Contracts Management Team (CMT) shall be responsible for implementing the monitoring plan in accordance with the Department's Monitoring and Technical Assistance Policy HHS-012. CMT will ensure that all sub-grantees and sub-recipients manage the day-to-day operations, program activities, and projects funded by local, state and federal resources. CMT will also ensure compliance with the requirements of applicable laws, rules and regulations in order to provide timely quality services; decent, safe and sanitary housing; and a quality living environment to the residents of Brevard County. All sub-grantees and sub-recipients will be monitored to ensure program, financial and regulatory compliance.

The Department's Monitoring Procedure is as follows. During the first quarter of each fiscal year, a public service risk assessment shall be performed for each sub-grantee/sub-recipient using the Risk Assessment Form. Each sub-grantee or sub-recipient shall be determined to be high, moderate or low risk. Level of risk or the requirements of the funding source shall determine the type of monitoring review to be scheduled.

- High Risk: When a sub-grantee/sub-recipient has been determined to be a High Risk, the sub-grantee/sub-recipient shall receive a Comprehensive On-Site Monitoring Review and a minimum of one Technical Assistance visit. The Comprehensive Review will cover all aspects of the program/project progress.
- Moderate Risk: When a sub-grantee/sub-recipient has been determined to be at Moderate Risk, they shall receive an annual Limited On-Site Monitoring Review. Limited Reviews will cover specific areas of concern such as, but not limited to, payment requests, budgets, affordability, income eligibility, performance and other applicable documentation.
- Low Risk: When a sub-grantee/sub-recipient has been determined to be at Low Risk, they may be exempt from a Comprehensive or Limited On-Site Monitoring Review. An Annual Desk Review or Program/Project Site Visit (or both) shall be conducted in lieu of an On-Site monitoring.

See AD-25, Administration, Unique Appendices, for the full Monitoring text.

Action Plan

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 2022 Program Year. The CDBG funds will support non-housing community development of Brevard County outside of the four cities that receive CDBG funds separately. The HOME funds address housing needs within the Brevard County HOME Consortium area which include all of Brevard County. The table includes the annual allocation, any prior year resources not expended before the 2022 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 2023 through 2026.

Anticipated Resources

Table 57: Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of Con Plan	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	1,372,105	0	4,329,537	5,701,642	5,488,420	Funding for non-housing community development

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of Con Plan	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	1,300,662	166,950	4,989,394	6,457,006	5,202,648	Funding for housing activities.

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

CDBG and HOME funds are used to leverage additional funding to address the needs outlined in this plan. While there is no match requirement for the use of CDBG funds, there is a requirement for local match when using HOME funds. To satisfy the 25% local match for HOME funds, Brevard County primarily uses the State Housing Initiatives Partnership (SHIP) program. For the 2021-2022 program year, Brevard County received a total of \$2,223,084 in SHIP funding; well above the 25% match requirement.

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

needs identified in the plan

At this time the County does not anticipate using any publicly owned land or property to address needs identified in this plan. However, the County is pursuing opportunities with partners that may involve publicly owned land. As those opportunities emerge, the County will update this plan as needed.

AP-20 Annual Goals and Objectives

91.420, 91.220(c)(3)&(e)

Goals Summary Information

Table 58: Goals Summary

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed
1	Expand and preserve affordable rental housing	2022	2023	Affordable Housing	Countywide	Affordable Housing
2	Expand and preserve affordable owner housing	2022	2023	Affordable Housing	Countywide	Affordable Housing
3	Increase Capacity of CHDO Partners	2022	2023	Affordable Housing	Countywide	Affordable Housing
4	Expand Fair Housing	2022	2023	Affordable Housing Non-Homeless Special Needs	Countywide	Equitable Access to Housing
5	Improve low/moderate income neighborhoods	2022	2023	Non-Homeless Special Needs Non-Housing Community Development	Countywide	Community and Economic Development
6	Provide human services	2022	2023	Homelessness	Countywide	Access to Human Services
7	Administration	2022	2023	Other	Countywide	

#	Goal Name	Funding	Goal Outcome Indicator
1	Expand and preserve affordable <u>rental</u> housing	HOME: \$757,595	Rental units rehabilitated: 5 Housing units TBRA: 10 households assisted
2	Expand and preserve affordable <u>owner</u> housing	HOME: \$413,000	Homeowner Housing Added: 2 Housing units Homeowner Housing Rehabilitated: 6 Housing units Direct Financial Assistance to Homebuyers: 3 Households Assisted
3	Increase Capacity of CHDO Partners	HOME:	Other:
4	Expand Fair Housing	HOME: \$9,140	Other: 1
5	Improve low/moderate income neighborhoods	CDBG: \$891,868	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 7,375 Persons Assisted Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 10,710 Persons Assisted Buildings Demolished: Buildings 10
6	Provide human services	CDBG: \$205,816	Public Service Activities other than Low/Moderate Income Housing Benefit: 933 Persons Assisted
7	Administration	HOME: \$120,421 CDBG: \$274,421	Other: 1

Goal Descriptions

1	Goal Name	Expand and preserve affordable rental housing
	Description	Provide rental housing stock that is available and affordable to those households earning less than 80% AMI. The kinds of projects expected to support achieving this goal will be acquisition of real property (land and/or buildings), new construction of rental units, rehabilitation of rental units, and Tenant Based Rental Assistance (TBRA).
2	Goal Name	Expand and preserve affordable owner housing
	Description	Provide housing stock that is available and affordable for low- and moderate-income households to purchase. The kinds of projects expected to support this goal will be homeowner purchase assistance, housing rehabilitation, and new construction of units available for purchase.
3	Goal Name	Increase Capacity of CHDO Partners
	Description	Supporting the local Community Housing Development Organizations (CHDO) partners are key in the short-term and long-term development of affordable housing. Projects under this goal will provide funds to pay operating expenses for CHDOs to sustain and increase their capacity.
4	Goal Name	Expand Fair Housing
	Description	Administer fair housing services for the HOME Consortium. Funded projects under this goal may support fair housing training, education, testing, and advertising.
5	Goal Name	Improve low/moderate income neighborhoods
	Description	Enhance community infrastructure and facilities to provide a sustainable and future equitable growth. Some types of projects that will achieve this goal are water and sewer line improvements, the removal of slum and blight, road, and drainage improvements, improving parks, community centers, and recreation facilities.

6	Goal Name	Provide human services
	Description	Address the service needs of the community, especially seniors, youth, and those experiencing homelessness. Some example projects that work to achieve this goal will be funding community kitchens, meal programs, education programs, and those homeless service providers offering direct care to households.

AP-35 Projects

91.420, 91.220(d)

Introduction

The Fiscal Year 2022 planned projects will address the County's housing and community development needs. Those planned projects are described below.

Table 60: Project Information

#	Project Name
1	CDBG: Public Service Projects
2	CDBG: Demolition/Land Clearance
3	CDBG: Public Infrastructure Improvements
4	CDBG: Section 108 Loan Repayment
5	CDBG: Administration
6	HOME: Community Housing Development Organization (CHDO) set-aside
7	HOME: Homeowner Rehabilitation/Repair/Replacement/New Construction
8	HOME: Rental Acquisition Resale/Rehabilitation/New Construction
9	HOME: Down payment Assistance/Purchase Assistance
10	HOME: Tenant Based Rental Assistance
11	Fair Housing Administration
12	HOME: Administration

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

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-35 Projects

Project Summary Information

1	Project Name	CDBG: Public Service Projects
	Target Area	Countywide
	Goals Supported	Provide Human Services
	Needs Addressed	Access to Human Services
	Funding	CDBG: \$205,815.75
	Description	Public services will address the needs of seniors, youth, homeless persons, education, transportation services, and food services
	Target Date	9/30/2023
	Planned Activities	<p>Provide nutritious meals to low to moderate income qualified individuals/families in Brevard County.</p> <p>Provide information, education, and resources for seniors.</p> <p>Transportation services for life-sustaining destinations: doctor appointments, labs, grocery, pharmacy.</p> <p>Transportation services for grades K through 8th.</p> <p>Housing supportive services for individuals/families to prevent homelessness.</p> <p>Education services for at-risk youth.</p> <p>Employment services for youth transitioning out of foster care.</p>

	Project Name	CDBG: Demolition/Land Clearance
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2	Target Area	Countywide
	Goals Supported	Improve Low/Moderate Income Neighborhoods
	Needs Addressed	Community and Economic Development
	Funding	CDBG: \$250,000
	Description	The elimination and prevention of slum and blight by the removal of unsafe structures.
	Target Date	09/30/2023
	Planned Activities	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.

3	Project Name	CDBG: Public Infrastructure Improvements
	Target Area	Countywide
	Goals Supported	Improve Low/Moderate Income Neighborhoods
	Needs Addressed	Community and Economic Development
	Funding	CDBG: \$398,707.17
	Description	Sharpes Greenway Project-Design and Completion from North East Railroad Avenue to the Bernice Jackson Park.
	Target Date	09/30/2023
	Planned Activities	Design and completion of a sidewalk in the Bernice Jackson Park in Sharpes, FL

4	Project Name	CDBG: Section 108 Loan Repayment
	Target Area	Countywide
	Goals Supported	Improve Low/Moderate Income Neighborhoods
	Needs Addressed	Community and Economic Development
	Funding	CDBG: \$243,161.08
	Description	Repayment of principal and interest of a Section 108 loan used to construct a Health Department Clinic and construction of 19,000 ft. 12' water main with fire hydrants.
	Target Date	09/30/2023
	Planned Activities	Loan repayment for a 12,850 square foot Health Department Clinic serving low-income indigent and minority persons and for construction of 19,000 ft. 12" water main with fire hydrants.

5	Project Name	CDBG: Administration
	Target Area	Countywide
	Goals Supported	Administration
	Needs Addressed	
	Funding	CDBG: \$274,421
	Description	Administration costs to operate the Community Development Block Grant Program.
	Target Date	09/30/2023
	Planned Activities	Administration costs to operate the Community Development Block Grant Program.

6	Project Name	HOME: Community Housing Development Organization Set-Aside
	Target Area	Countywide
	Goals Supported	
	Needs Addressed	Affordable Housing
	Funding	HOME: \$195,099.30
	Description	
	Target Date	09/30/2023
	Planned Activities	

7	Project Name	HOME: Homeownership Rehabilitation/Repair/Replacement/New Construction
	Target Area	Countywide
	Goals Supported	Expand and Preserve Owner Housing
	Needs Addressed	Affordable Housing
	Funding	HOME: \$252,681.92
	Description	
	Target Date	09/30/2023
	Planned Activities	Rehabilitation, reconstruction, and preservation of quality owner occupied affordable housing.

8	Project Name	HOME: Rental Acquisition Resale/Rehabilitation/New Construction
	Target Area	Countywide
	Goals Supported	Expand and Preserve Rental Housing
	Needs Addressed	Affordable Housing
	Funding	HOME: \$572,816.25
	Description	New Construction and preservation of quality affordable rental housing.
	Target Date	09/30/2023
	Planned Activities	New Construction and preservation of quality owner occupied affordable housing.

9	Project Name	HOME: Down Payment/Purchase Assistance
	Target Area	Countywide
	Goals Supported	Expand and Preserve Owner Housing
	Needs Addressed	Affordable Housing
	Funding	HOME: \$119,998.33
	Description	Down payment and closing cost assistance to homebuyers.
	Target Date	09/30/2023
	Planned Activities	Down payment and closing cost assistance to homebuyers.

10	Project Name	HOME: Tenant Based Rental Assistance
	Target Area	Countywide

	Goals Supported	Expand and Preserve Owner Housing
	Needs Addressed	Affordable Housing
	Funding	HOME: \$30,000
	Description	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.
	Target Date	09/30/2023

11	Project Name	HOME: Administration
	Target Area	Countywide
	Goals Supported	Administration
	Needs Addressed	
	Funding	HOME: \$120,926.20
	Description	Administrative cost to operate the HOME Investment Partnerships Program
	Target Date	09/30/2023
	Planned Activities	Administrative cost to operate the HOME Investment Partnerships Program

12	Project Name	Fair Housing Administration
	Target Area	Countywide
	Goals Supported	Expand Fair Housing

	Needs Addressed	Equitable Access to Housing
	Funding	HOME: \$9,140
	Description	
	Target Date	09/30/2023

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. The County primarily focuses spending CDBG funds in these areas, however, the County does not solely spend funds in these neighborhoods and subsequent Requests for Proposals (RFPs) will receive submissions for projects from anywhere within the county, except for those cities that receive their own CDBG funds (Cocoa, Melbourne, Palm Bay, Titusville).

Geographic Distribution

Table 61: Geographic Distribution

Target Area	Percentage of Funds
Clearlake – Cocoa	%
East Mims Neighborhood	%
Micco Neighborhood	%
North Tropical Trail Neighborhood	%
Sharpes Neighborhood	%
West Cocoa Neighborhood	%
West Canaveral Groves Neighborhood	%
Countywide	%

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

Rationale for the priorities for allocating investments geographically

The Strategic Plan discusses the basis for how the County allocated CDBG and HOME funds geographically. For the 2022 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.

AP-55 Affordable Housing

91.420, 91.220(g)

Introduction

Through data analysis and extensive outreach to stakeholders and residents, the County recognizes the need for development of affordable housing throughout the County. HOME funds are spent in unincorporated County, as well as in each participating city (Cocoa, Melbourne, Palm Bay, Titusville). The following are the one-year goals for the number of households to be supported through the programs funded by the County and any one of the cities.

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

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

Table 62: One-Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households to be Supported	
Homeless	
Non-Homeless	26
Special-Needs	
Total	26

Table 63: One-Year Goals for Affordable Housing by Support Type

One Year Goals for the Number of Households Supported Through	
Rental Assistance	10
The Production of New Units	2
Rehab of Existing Units	11
Acquisition of Existing Units	3
Total	26

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
- Housing Authority of Melbourne, which serves 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 2022-2023, the PHA plans to develop tax credit housing for elderly/disabled people consisting of up to 216 apartments. The site is located at Sun Lake Road and Babcock Rd. Palm Bay Florida. The target market is between 30% and 80% AMI, these units will be included for deconcentrating purposes. The development will be known as "Oaks at Sun Lake".
- In 2022-2023, the PHA plans to develop multi-family development in Merritt Island, FL. on vacant land which was previously Public Housing.
- In 2021, the PHA intends to expand Public Housing and Section 8 administrative offices to better serve clients countywide.
- Obtain or construct a warehouse space in both North and South Brevard County.
- Establish a South office in Melbourne FL, to better serve Public Housing and Section 8 tenants in the area.

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 is zoned for commercial use and could be sold. The proceeds of sale could be used to purchase additional land for more affordable housing development. This idea is being considered by the CHA Board of Commissioners.

- The PHA is deeply involved with 327 former public housing apartments which have been converted to RAD/PBRA. These homes serve the same lower income households we have always served. The average adjusted gross income by household size is approximately 20% of Area Median Income (AMI) by household size.

Housing Authority of the City of Titusville

- The PHA continues to complete renovations by modernizing units as they are vacated rather than moving sections to renovate the units all at once. This decreases the number of offline units and increases efficiency in completing them.
- Areas of focus for modernization includes rehabilitation of family units within the neighbors and elderly units at the Titusville Towers ALF.
- While the number of vouchers it receives limits program growth, Section 8 staff continues to recruit landlords for the program and pursue additional vouchers, as HUD makes funding available.

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 more self-sufficient and participate in homeownership. These activities include:

- Offering Purchase Assistance classes along with down payment assistance to support homeownership to residents.
- Inviting Housing Authority staff to attend all 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.

The Consortium will work with the Housing Authorities to inform residents about the HOME purchase assistance program.

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

None of the Public Housing Authorities operating in Brevard County have been designated as troubled.

AP-65 Homeless and Other Special Needs Activities

91.420, 91.220(i)

Introduction

Brevard County is a member agency 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. 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 to 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 211 Brevard provides a service that is often viewed as the “frontline” in coordinating service between those in need and those organizations with resources. BHC works with the outreach teams of the National Homeless Veteran’s Support, Volunteers of America, Crosswinds, and the Veteran’s Administration when they attend a weekly Coordinated Housing Assessment Team meeting.

After outreach is conducted and a household or individual is identified and in need of services, BHC utilizes a Coordinated Assessment (CA) that is a uniform way to assess a households priority needs in addressing their housing need. Coordinated Assessment increases the efficiency of the service delivery system because it quickly matches a household with available resources that are the best fit for that household. This is done through coordination with BHC and all of the member organizations that provide services throughout the County.

Addressing the emergency shelter and transitional housing needs of homeless persons

There is a need for additional emergency shelter beds and transitional housing to meet the needs of persons experiencing homelessness in Brevard County. There are several agencies that focus on specific groups of people experiencing homelessness and provide high quality services, however gaps may exist in parts of the County where an emergency shelter doesn’t exist to serve a household that may not meet the qualifications of a nearby shelter.

While there is a need for shelter and transitional housing units, the Brevard Homeless Coalition has increased their capacity over the past several years and taken a leadership role in growing their membership. Through increasing the number of nonprofits associated to BHC, there has been a steady increase in organizations that are providing services to meet the needs of those experiencing

homelessness.

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 BHC has implemented the “housing first” model and has worked to increase the number of permanent supportive housing (PSH) beds that are available in the County. While the current housing market makes increasing the number of units available to those households earning less than 80% AMI, the BHC sees minimizing the number of days a household experiences homelessness as a priority. The BHC relies on its coordinated entry system and HMIS to work as quickly as it can to reasonably match a household’s needs to a provider and resources to meet that need.

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.

While some publicly funded organizations such as hospitals and the jail do have discharge policies and relationships with BHC members, there is room for greater coordination and formalization of these discharge policies. Representatives from health providers do attend the BHC bi-monthly meetings. As the CoC continues as the leader to address homelessness in the County, HOME Consortium members will work to coordinate with the CoC and those institutions discharging individuals to ensure they are not discharged into homelessness.

BHC members in receipt of McKinney-Vento Act funds do not accept clients who are discharged from institutions into their transitional housing programs. Some BHC members are funded through a Florida Department of Corrections grant to provide transitional housing to clients discharged from jails.

AP-75 Barriers to Affordable Housing

91.420, 91.220(j)

Introduction

The County facilitates an Affordable Housing Advisory Council (AHAC) that regularly meets and work closely with the County Planning and Zoning Department. The AHAC will continue to bring affordable housing barriers and issues to light and provide the County an opportunity to address those issues as they are identified.

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

Brevard County and the four jurisdictions participate in the State Housing Initiatives Partnership (SHIP) program. To receive and use SHIP funds for the development of affordable housing, they are required to appoint an advisory committee 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 2021 reports from the Consortium include:

- Consider allowing flexibility in densities for affordable housing by implementing a voluntary inclusionary zoning ordinance
- Multiple actions to encourage accessory dwelling units and tiny homes including: development of a user guide for use and application; further study and consideration of appropriate density, intensity; use and impact fee waivers and concurrency exemptions for affordable ADUs and tiny homes; and additional incentives using local housing program funds and lands.
- Continue to allow greater flexibility increasing density and intensity levels to encourage creation of new affordable housing within the County.
- Further study and amend periods of affordability for units realized by incentives.
- Create a county user guide on the use and application of density and intensity bonuses and other County Comprehensive Plan and Code based incentives.

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.

AP-85 Other Actions

91.420, 91.220(k)

Actions planned to address obstacles to meeting 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 will continue to be a partner to those organizations providing services, and provide support where 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. Similarly, the County meets with representatives from the target areas identified in this Consolidated Plan. Those target areas also produce 5-year planning documents. 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. Similarly, the County, along with each HOME Consortium City, will be conducting an Assessment of Fair Housing (AFH) in 2022 that will further support the analyses conducted through the SHIP Incentives Reports to identify those possible barriers to affordable housing development and provide some strategies to address those barriers.

Actions planned to reduce lead-based paint hazards

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

Actions planned to reduce the number of poverty-level families

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

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 supports provides incentives for organizations to join the CoC that may fill gaps in services as they become known. Brevard County staff work closely with the CoC and hold at least one seat on the CoC advisory board. BHC will also continue to encourage service providers to utilize HMIS so gaps and can be understood quickly and the CoC may work with its partners to address that gap.

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

The County has staff that sit on government boards and advisory councils that regularly consult with private housing and social service agencies. These platforms are a great medium for the County to learn about issues facing the private housing market as well as those agencies that are providing services in the field. The County will continue this role and will build relationships with those organizations to understand needs and needed resources to meet needs.

AP-90 Program Specific Requirements

91.420, 91.220(l)(1,2,4)

Introduction

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

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

Other CDBG Requirements

- | | |
|---|-------|
| 1. The amount of urgent need activities | 0 |
| 2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan. | 0.00% |

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

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:
2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

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:
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: