## CR-05 - Goals and Outcomes

**Progress the jurisdiction has made in carrying out its strategic plan and its action plan. 91.520(a)**

This could be an overview that includes major initiatives and highlights that were proposed and executed throughout the program year.

The Brevard County Consortium's Consolidated Annual Performance Evaluation Report (CAPER), currently in the 2nd year of the 2022-2026 Consolidated Plan, summarizes the expenditures, accomplishments and progress made through the use of entitlement funds allocated from the United States Department of Housing and Urban Development (HUD) for fiscal year 2023-2024. The proposed goals, objectives, and outcomes were as follows:

* to expand and improve affordable housing (rental and ownership) for the purpose of providing decent affordable housing
* to improve the quality of owner occupied housing through rehabilitation programs for the purpose of creating suitable living environments
* to increase Community Housing Development Organization (CHDO) capacity for the purpose of providing decent affordable housing
* to conduct fair housing education and/or testing for the purpose of providing accessibility to decent affordable housing
* to increase the availability of community development for the purpose of creating suitable living environments
* to provide public service programs for the purpose of creating economic opportunities and suitable living environments
* to provide administration of programs that provide affordable housing, access to human services, community and economic development, and equitable access to housing

The accomplishments include; 4 Owner Occupied Rehabilitations,  4 Rentals, and  4 First Time Homebuyer projects and Counseling Services. Additional projects were completed before fiscal year 2023 and these expenditures may be realized in Fiscal Year 2024-2025. Additionally, the County has CDBG public facility and infrastructure improvement projects underway. There were also 1415 unduplicated clients served through various public service activities.

The two section 108 loan projects included the Health Department and the West Canaveral Groves waterline. The Health Department is run by the State of Florida to provide health services to the indigent residents of Brevard County; particularly in the Melbourne/Palm Bay area. This project was completed on December 30, 2016. For the current fiscal year, the loan payment for the Health department was $105,907.58. The West Canaveral Groves project was approximately 19,000 feet of water main that was constructed along Satellite Boulevard in the West Canaveral Groves area. This potable water source will provide clean healthy water to residents who used wells as their primary source of water for personal hygiene and cleaning. This project was completed on September 6, 2018. The final loan payment for the West Canaveral Groves waterline was $1,079,424.72

**Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)**

Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee’s program year goals.

|  |  |  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| **Goal** | **Category** | **Source / Amount** | **Indicator** | **Unit of Measure** | **Expected – Strategic Plan** | **Actual – Strategic Plan** | **Percent Complete** | **Expected – Program Year** | **Actual – Program Year** | **Percent Complete** |
| Administration | Administration | CDBG: $ / HOME: $ | Other | Other | 1 | 1 | 100.00% | 1 | 1 | 100.00% |
| Expand and preserve affordable owner housing | Affordable Housing | HOME: $ | Homeowner Housing Added | Household Housing Unit | 10 | 2 | 20.00% | 1 | 0 | 0.00% |
| Expand and preserve affordable owner housing | Affordable Housing | HOME: $ | Homeowner Housing Rehabilitated | Household Housing Unit | 30 | 0 | 20.00% | 6 | 4 | 66.67% |
| Expand and preserve affordable owner housing | Affordable Housing | HOME: $ | Direct Financial Assistance to Homebuyers | Households Assisted | 15 | 0 | 0% | 2 | 4 | 200% |
| Expand and preserve affordable rental housing | Affordable Housing | HOME: $ | Rental units rehabilitated | Household Housing Unit | 25 | 0 | 0% | 5 | 0 | 0.00% |
| Expand and preserve affordable rental housing | Affordable Housing | HOME: $ | Tenant-based rental assistance / Rapid Rehousing | Households Assisted | 50 | 0 | 0.00% | 25 | 4 | 6.25% |
| Expand Fair Housing | Affordable Housing Non-Homeless Special Needs | HOME: $ | Other | Other | 1 | 1 | 100.00% | 1 | 1 | 100.00% |
| Improve Low/Moderate Income Neighborhoods | Non-Homeless Special Needs Non-Housing Community Development | CDBG: $ | Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit | Persons Assisted | 18085 | 12710 | 42.28% | 12710 | 12710 | 100.00% |
| Improve Low/Moderate Income Neighborhoods | Non-Homeless Special Needs Non-Housing Community Development | CDBG: $ | Buildings Demolished | Buildings | 10 | 0 | 00.00% | 10 | 0 | 0.00% |
| Increase capacity of CHDO partners | Affordable Housing | HOME: $ | Other | Other | 3 | 0 | 0.00% | 1 | 0 | 0.00 |
| Provide human services | Homeless | CDBG: $ | Public service activities other than Low/Moderate Income Housing Benefit | Persons Assisted | 1837 | 854 | 46% | 854 | 1415 | 139% |
| Provide human services | Homeless | CDBG: $ | Homeless Person Overnight Shelter | Persons Assisted | 0 | 0 |  | 0 | 0 |  |

Table 1 - Accomplishments – Program Year & Strategic Plan to Date

**Assess how the jurisdiction’s use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.**

The Brevard County Consortium's estimated expenditures were approximately $520,303.88 in HOME Investment Partnerships Program funds between Brevard County and the cities of Titusville, Cocoa, Melbourne and Palm Bay.  Brevard County (County) expended approximately $1,400,274.17 in Community Development Block Grant and Community Development Block Grant-CV funds this past fiscal year.  The funds in each of the strategies noted above correspond to priorities outlined in the Consolidated Plan.

In addition to receiving HOME Investment Partnerships Program and Community Development Block Grant funds, the County utilized additional funds from local, state and federal organizations to help address identified priorities, objectives, and outcomes including; creating sustainable housing and increasing the availability/accessibility of housing. These additional funding sources are listed below.

* $    3,955,154 - State Housing Initiatives Partnership Program
* $1,699,128.44 - Emergency Rental Assistance 2 (ERA 2)
* $2,465,222.84 - Low Income Home Energy Assistance Program
* $ 58,787.40- Low Income Home Weatherization Assistance Program
* $    332,840.93 - Community Services Block Grant
* $    144,869.85 - Emergency Services
* $    235,216.22 – Weatherization Assistance Program

## CR-10 - Racial and Ethnic composition of families assisted

**Describe the families assisted (including the racial and ethnic status of families assisted). 91.520(a)**

|  |  |  |
| --- | --- | --- |
|  | **CDBG** | **HOME** |
| White | 706 | 4 |
| Black or African American | 530 | 7 |
| Asian | 4 | 0 |
| American Indian or American Native | 15 | 0 |
| Native Hawaiian or Other | 6 | 1 |

|  |  |  |
| --- | --- | --- |
|  |  |  |
| **Total** | **1,261** | **12** |

|  |  |  |
| --- | --- | --- |
|  |  |  |
| Hispanic | 132 | 0 |
| Not Hispanic | 1,254 | 12 |

**Table 2 – Table of assistance to racial and ethnic populations by source of funds**

**Narrative**

Other races for Community Development Block Grant and Community Development Block Grant-Coronavirus, not reported above, are as follows: African Indian/Alaskan Native & White (7), Black/African American & White (55), American Indian/Alaskan Native & Black/African American (4), Asian & White (2), and Other (86)

## CR-15 - Resources and Investments 91.520(a)

**Identify the resources made available**

|  |  |  |  |
| --- | --- | --- | --- |
| **Source of Funds** | **Source** | **Resources Made Available** | **Amount Expended During Program Year** |
| CDBG | public - federal | 1,386,307 | 1,400,274.17 |
| HOME | public - federal | 1,297,107 | 520,303.88 |

Table 3 - Resources Made Available

**Narrative**

The total amount of resources available in Community Development Block Grant and HOME Investment Partnerships Program were $7,200,000.00, this includes the Home Investment Partnerships Program American Resource Plan Act of $4,524,586.00. A total of $1,920,578.05 was expended in Community Development Block Grant, Community Development Block Grant-CV and HOME Investment Partnerships Program. The Community Development Block Grant funds were also used to repay the Section 108 loans for the Health Department and West Canaveral Groves waterline.

**Identify the geographic distribution and location of investments**

|  |  |  |  |
| --- | --- | --- | --- |
| **Target Area** | **Planned Percentage of Allocation** | **Actual Percentage of Allocation** | **Narrative Description** |
| Clearlake - Cocoa Neighborhood | 5 | 0 |  |
| Countywide | 59 | 7 | Section 108 Loan Payment |
| East Mims Neighborhood | 0 | 0 |  |
| Micco Neighborhood | 0 | 0 |  |
| North Tropical Trail Neighborhood | 0 | 0 |  |
| Sharpes Neighborhood | 11 | 18 | Design and completion of the Greenway from North East Railroad Avenue to the Bernice Jackson Park. |
| West Canaveral Groves Neighborhood | 13 | 75 | Section 108 Loan Payment |
| West Cocoa Neighborhood | 0 | 0 |  |

Table 4 – Identify the geographic distribution and location of investments

**Narrative**

CDBG Section 108 loan repayments were made for the West Canaveral Groves waterline project and for the Melbourne Health Department for the projects providing a suitable living environment.  The Health Department is run by the State of Florida to provide health services to the indigent residents of Brevard County; particularly in the Melbourne/Palm Bay area. This project was completed on December 30, 2016. For the current fiscal year, the loan payment for the Health department was $105,907.58. The West Canaveral Groves project was approximately 19,000 feet of water main that was constructed along Satellite Boulevard in the West Canaveral Groves area. This potable water source will provide clean healthy water to residents who used wells as their primary source of water for personal hygiene and cleaning. This project was completed on September 6, 2018. The final loan payment for the West Canaveral Groves waterline was of $1,079,424.72 which paid off the loan and now allows the West Canaveral Groves strategy area to put forth projects for their community.  The Sharpes Greenway Sidewalk/Exercise Trail was completed with payments of $267,000.91 for the purpose of creating accessibility of a suitable living environment.  The project was completed on February 6, 2024. The completion of the project created a sidewalk and exercise trail that connects to the community at the rear of the park.  This allows a safe pedestrian community access point to the park instead of the main access point on U.S. Highway 1 for the neighborhoods to the west of the park.

**Leveraging**

**Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.**

This year, as in previous years, the Consortium calculates federal HOME Investment Partnerships Program Match requirements by recording the amount of State Housing Initiatives Partnership Program funds allocated to homebuyers and homeowners. The twenty-five (25) percent match requirement in the amount of $197,523.37 will be satisfied from the excess match funds from the prior federal fiscal year (State Housing Initiatives Partnership Program funds); therefore, no additional funds are needed in table 6.

Understanding the need for additional funding, the Consortium leverages both Community Development Block Grant and HOME Investment Partnerships Program funds with other state, local, and private funding. This has increased our level of services.

Continued review and management of municipal-owned properties that are suitable for housing and set-aside for future infill housing units will eventually be used to address the needs identified in the plan.

| **Fiscal Year Summary – HOME Match** | |
| --- | --- |
| 1. Excess match from prior Federal fiscal year | 14,935,106 |
| 2. Match contributed during current Federal fiscal year | 5,068.38 |
| 3. Total match available for current Federal fiscal year (Line 1 plus Line 2) | 14,940,174.38 |
| 4. Match liability for current Federal fiscal year | 197,523.37 |
| 5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4) | 15,137,697.75 |

Table 5 – Fiscal Year Summary - HOME Match Report

| **Match Contribution for the Federal Fiscal Year** | | | | | | | | |
| --- | --- | --- | --- | --- | --- | --- | --- | --- |
| **Project No. or Other ID** | **Date of Contribution** | **Cash**  **(non-Federal sources)** | **Foregone Taxes, Fees, Charges** | **Appraised Land/Real Property** | **Required Infrastructure** | **Site Preparation, Construction Materials, Donated labor** | **Bond Financing** | **Total Match** |
| 493 Valerie Dr. | 8/29/24 | 56,764.00 |  |  |  |  |  | $56,764.00 |
| 908 Kenilworth Ct | 8/24/24 | 43,986.00 |  |  |  |  |  | $43,986.00 |
| 1120-D Cheney Hwy | 10/3/23 | 50,000.00 |  |  |  |  |  | $50,000.00 |
| 1423 Bell Terrace | 4/4/24 | 50,000.00 |  |  |  |  |  | $50,000.00 |
| 40 E Towne Place | 6/27/24 | 70,000.00 |  |  |  |  |  | $70,000.00 |

Table 6 – Match Contribution for the Federal Fiscal Year

**HOME MBE/WBE report**

| **Program Income** – Enter the program amounts for the reporting period | | | | |
| --- | --- | --- | --- | --- |
| **Balance on hand at begin-ning of reporting period**  **$** | **Amount received during reporting period**  **$** | **Total amount expended during reporting period**  **$** | **Amount expended for TBRA**  **$** | **Balance on hand at end of reporting period**  **$** |
| $84,220.89 | $291,485.04 | $250,672.60 | $45,486.56 | $125,033.33 |

Table 7 – Program Income

|  |
| --- |
| **Minority Business Enterprises and Women Business Enterprises –** Indicate the number and dollar value of contracts for HOME projects completed during the reporting period |

|  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- |
|  | **Total** | **Minority Business Enterprises** | | | | **White Non-Hispanic** |
| **Alaskan Native or American Indian** | **Asian or Pacific Islander** | **Black Non-Hispanic** | **Hispanic** |

|  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- |
| **Contracts** | | | | | | |
|  |  |  |  |  |  |  |
| Dollar Amount | 381,597.99 | 0 | 0 | 0 | 0 | 381,597.99 |
| Number | 1 | 0 | 0 | 0 | 0 | 1 |

|  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- |
| **Sub-Contracts** | | | | | | |
|  |  |  |  |  |  |  |
| Number | 0 | 0 | 0 | 0 | 0 | 0 |
| Dollar Amount | 0 | 0 | 0 | 0 | 0 | 0 |

|  |  |  |  |
| --- | --- | --- | --- |
|  | **Total** | **Women Business Enterprises** | **Male** |

|  |  |  |  |
| --- | --- | --- | --- |
| **Contracts** | | | |
|  |  |  |  |
| Dollar Amount | 381,597.99 | 0 | 381,597.99 |
| Number | 1 | 0 | 1 |

|  |  |  |  |
| --- | --- | --- | --- |
| **Sub-Contracts** | | | |
|  |  |  |  |
| Number | 0 | 0 | 0 |
| Dollar Amount | 0 | 0 | 0 |

Table 8 - Minority Business and Women Business Enterprises

|  |
| --- |
| **Minority Owners of Rental Property** – Indicate the number of HOME assisted rental property owners and the total amount of HOME funds in these rental properties assisted |

|  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- |
|  | **Total** | **Minority Property Owners** | | | | **White Non-Hispanic** |
| **Alaskan Native or American Indian** | **Asian or Pacific Islander** | **Black Non-Hispanic** | **Hispanic** |
| Number | 0 | 0 | 0 | 0 | 0 | 0 |
| Dollar Amount | 0 | 0 | 0 | 0 | 0 | 0 |

Table 9 – Minority Owners of Rental Property

|  |
| --- |
| **Relocation and Real Property Acquisition –** Indicate the number of persons displaced, the cost of relocation payments, the number of parcels acquired, and the cost of acquisition |

|  |  |  |
| --- | --- | --- |
|  | **Number** | **Cost** |
| Parcels Acquired | 0 | 0 |
| Businesses Displaced | 0 | 0 |
| Nonprofit Organizations Displaced | 0 | 0 |
| Households Temporarily Relocated, not Displaced | 0 | 0 |

|  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- |
| **Households Displaced** | **Total** | **Minority Property Enterprises** | | | | **White Non-Hispanic** |
| **Alaskan Native or American Indian** | **Asian or Pacific Islander** | **Black Non-Hispanic** | **Hispanic** |
| Number | 0 | 0 | 0 | 0 | 0 | 0 |
| Cost | 0 | 0 | 0 | 0 | 0 | 0 |

Table 10 – Relocation and Real Property Acquisition

## CR-20 - Affordable Housing 91.520(b)

**Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.**

|  | One-Year Goal | Actual |
| --- | --- | --- |
| Number of Homeless households to be provided affordable housing units | 0 | 0 |
| Number of Non-Homeless households to be provided affordable housing units | 6 | 12 |
| Number of Special-Needs households to be provided affordable housing units | 0 | 0 |
| **Total** | **6** | **12** |

Table 11 – Number of Households

|  | One-Year Goal | Actual |
| --- | --- | --- |
| Number of households supported through Rental Assistance | 4 | 4 |
| Number of households supported through The Production of New Units | 4 | 4 |
| Number of households supported through Rehab of Existing Units | 6 | 4 |
| Number of households supported through Acquisition of Existing Units | 4 | 0 |
| **Total** | **18** | 12 |

Table 12 – Number of Households Supported

**Discuss the difference between goals and outcomes and problems encountered in meeting these goals.**

The goal of the Consortium is to develop viable communities by providing or expanding safe decent housing and sustaining a suitable living environment for low and moderate income persons.  Projects and programs in our target communities improve affordable housing, shelter for the homeless, safety for the homeowners, and provide case management for wrap around services.

Reasons goals were not met:

Although housing prices have decreased by .7% in Brevard County, we have seen that low income families can not meet the criteria to purchase a home due to being priced out of their reach.  A reduction in affordable housing stock and increased property insurance costs have made it very challenging to assist first time homebuyers. The Brevard Consortium has increased the down payment assistance amounts to be able to assist more people.

**Discuss how these outcomes will impact future annual action plans.**

The Consortium continues to meet regularly to look at ways to further the goals and objectives with a particular emphasis on long term, sustainable affordable housing. Recent Requests for Proposals (RFPs) have been geared towards increasing rental opportunities.

With a rebounding local economy, housing prices and rental rates are climbing. Rental rates, especially, have priced many residents out of the market. The Out of Reach 2024 Report from the National Low Income Housing Coalition reported that an hourly wage of $35.24 per hour in Florida  is required to afford a 2-bedroom unit. The estimated hourly mean renter wage (2024) is $32.11 for Brevard County. Therefore, a household would need 1.9 full-time jobs at mean renter wage to afford a 2 bedroom at fair market rent.

**Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.**

|  |  |  |  |
| --- | --- | --- | --- |
| **Number of Households Served** | **CDBG Actual** | **HOME Actual** | |
| Extremely Low-income | 972 | 6 |
| Low-income | 132 | 6 |
| Moderate-income | 199 | 0 |
| **Total** | **1303** | **12** |

Table 13 – Number of Households Served

**Narrative Information**

During this fiscal year (2023-2024), HOME Investment Partnerships Program funds were used to assist 12 households at or below 80% of the Area Median Income.  Community Development Block Grant Public Services served 1303 households who were extremely low-income, low-income, moderate-income households.

## CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)

**Evaluate the jurisdiction’s progress in meeting its specific objectives for reducing and ending homelessness through:**

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

Members of the Consortium serve on the Brevard Homeless Coalition (BHC) Board of Directors as well as the Continuum of Care’s governing body and therefore have a voice in decision-making processes and procedures. The BHC-led Coordinated Entry (CE) System is comprised of a hybrid between a “multi-site centralized access” and an “assessment hotline” approach ensuring that the entry points provide maximum access in a structured, consistent, and person-focused process for the client and the service provider. In this approach, 211 Brevard operates as a central access point through their resource helpline and the lead role in overseeing the homeless verification process ensuring homeless residents are verified and scheduled through electronic calendaring for intake/assessment appointments at fixed community-based access points.

The BHC funds two (2) staff positions at 211 Brevard to implement these tasks. The fixed community-based access points, strategically located throughout the County, have direct referral lines to Coordinated Entry through the Homeless Management Information System (HMIS). Street Outreach is also a component of the CE System through CoC-funded and community volunteer Street Outreach Workers who connect with unsheltered residents where they are at; for example, in wooded encampments and vehicles. Both funded and volunteer Street Outreach Workers are trained by the BHC. The Street Outreach Workers conduct homeless verification and can schedule intake/assessment appointments on the spot. The CE System flow process, including homeless verification, has been integrated with HMIS to ensure the CoC serves the intended population.

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

The United States Department of Housing and Urban Development and the Florida State Office on Homelessness funds are Housing First permanent housing focused.

The Consortium provides funding opportunities, promotes collaboration and partnership with local social services, community based, and faith based organzations that address the needs of the homeless. The Consortium members have utilized ERA and CDBG-CV funding to assist homeowners and tenants affected by the pandemic. This assistance prevented evictions and foreclosures, helping to eliminate adding to our homeless population.

The City of Cocoa added a total of six rentals available as transitional housing. The city partnered with Space Coast Recovery to provide a transitional recovery housing program. This program will assist not only with sobriety treatments, and wrap around services to help them attain permanent housing.

The City of Melbourne provides $50,000 a year for a case manager employee with a non-profit agency that focuses on addressing the needs of the homeless within the City of Melbourne. The case manager customizes services to the individuals, such as mental health and substance abuse services, independent living skills, and vocational services.

Brevard County and the City of Palm Bay utilized American Rescue Plan Act (ARPA) funds to address the needs of the homeless and those at risk of homelessness, working with local non-profit agencies such as Community of Hope, Family Promise, Catholic Charities, Housing for Homeless, Habitat for Humanity and Helps Community Initiative.

**Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after 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); and, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs**

The BHC has close working and/or contractual relationships with providers of physical health, mental/behavioral health, employment support, educational support for adults and children, assistance to youth and young adults aging out of the foster care system, and assistance in accessing appropriate benefits. Many of these partnerships include SOAR-certified providers and are collaborative in matters of discharge planning and provisioning. The BHC has also entered into a contractual partnership with Circles of Care, the County’s Crisis Stabilization facility and provider of behavioral health services, to conduct homeless verification and entry of clients into the CE System. The BHC is actively working with Health First and Parrish Medical Center to map resource assets available to case managers within the hospitals to enhance and better discharge planning results. The following funding allocations table below represents FY 2023-2024 for a total of $1,999,322.27**.**

|  |  |
| --- | --- |
| Permanent & Permanent Supportive Housing | $251,529.47 |
| Transitional Housing | $0.00 |
| TANF | $32,250.00 |
| ESG | $277,248.97 |
| ESG CV | $210,384.45 |
| ESG RUSH | $108,281.00 |
| HMIS | $71,455.00 |
| Coordinated Entry | $71,785.00 |
| Challenge | $250,185.76 |
| Challenge Plus | $487,794.30 |
| Planning | $52,513.47 |
| Staffing | $185,894.85 |

Many social services organizations receive funding through the Consortium’s Request For Proposal processes to address homeless prevention for many very low and low income individuals. Majority of the time, this funding addresses the needs of our most vulnerable populations.

Some tenants and homeowners with disabilities lack the financial resources to pay for a modification to their unit. The City of Titusville provided persons with disabilities the opportunity to have home modifications completed to their present living facility. Such modifications include: the installation of ramps for wheelchair accessibility, roll-in shower conversions, grab bars, roll under counter space in the kitchens, the widening of doorways, the lowering of light switches, and installation of alert systems.

**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-led CE System process represents a low barrier, client focused *Housing First* approach with partner agencies. Outreach, Assessment, Emergency Shelter Programs, Transitional Housing, Financial Assistance, Prevention, Rapid Re-housing, and Permanent Supportive Housing services are provided to chronically homeless people, families, unaccompanied youth, veterans, as well as victims of domestic violence and human trafficking on the basis of acuity and prioritization. All HUD and Florida State Office on Homelessness funds are permanent housing focused and are provided while utilizing a *Housing First* approach.

The BHC funds two (2) staff positions at 211 Brevard to implement these tasks. The fixed community-based access points, strategically located throughout the County, have direct referral lines to Coordinated Entry through the Homeless Management Information System (HMIS). Street Outreach is also a component of the CE System through CoC-funded and community volunteer Street Outreach Workers who connect with unsheltered residents where they are at; for example, in wooded encampments and vehicles. Both funded and volunteer Street Outreach Workers are trained by the BHC. The Street Outreach Workers conduct homeless verification and can schedule intake/assessment appointments on the spot. The CE System flow process, including homeless verification, has been integrated with HMIS to ensure the CoC serves the intended population.

The BHC annually submits an Exhibit 1 in response to the HUD Notification of Funding Opportunity (NOFO) for CoC Homeless Housing Assistance Programs, part of the McKinney-Vento Homeless Assistance Act. The BHC’s strategic planning statement was modeled on the 2021 U.S. Interagency Council on Homelessness adopted plan “Opening Doors,” and implementation occurs through the Brevard CoC 2023-26 Strategic Plan *Housed & Healthy Brevard*.

## CR-30 - Public Housing 91.220(h); 91.320(j)

**Actions taken to address the needs of public housing**

Cocoa Housing Authority has one HUD program remaining, their Housing Choice Voucher program, that provides 223 vouchers. Although the Housing Authority of Titusville has a current wait list, they are addressing diverse housing needs through a variety of vouchers, including Emergency Housing vouchers, NED vouchers and HUD VASH vouchers. They were also awarded a 3 year grant that supports their elderly residents of Titusville Towers so the residents can maintain their independence and age in place. The Housing Authority of Brevard County has shifted to a voucher-based system. Currently they do not have plans to construct new units due to the high cost of construction.

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

Brevard County attends the community programs in the areas where public housing units exist. Information is disseminated in reference to our Purchase Assistance Program.

**Actions taken to provide assistance to troubled PHAs**

Brevard County reached out to all three of the PHA’s regarding their current status. Cocoa Housing Authority reported they do not have a troubled status. The Housing Authority of the City of Titusville reported they do not have a troubled status as well. The Housing Authority of Brevard County is still reporting a troubled status through 2024 due to not submitting audits to HUD timely. They are currently working to correct this and anticipate being scored the first quarter of 2025.

## CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)

**Actions taken 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. 91.220 (j); 91.320 (i)**

The Consortium members have both individually and collectively taken actions to address barriers to affordable housing. These include:

* implementation of the housing assistance programs outlined in the Action Plan, which will create new housing opportunities and improve access to housing for low income persons
* continuation of neighborhood revitalization activities, such as infrastructure improvement
* continued review and management of municipal-owned properties that are suitable for housing and set-aside for future infill housing units
* continued participation and on-going review with local planning departments to update the Comprehensive Plan and/or Housing Element
* Purchase assistance policies updated to provide more down payment assistance to help low income applicants purchase a home with ARPA funds
* implementation of incentive strategies (required by the State Housing Initiatives Partnership)
* creation of a new "Steps to Assistance" letter explaining issues that would make a homeowner ineligible for the rehab program
* provide opportunities for homeowners in the target area of Titusville to have their properties identified on the national registry for historical homes; adding value to the home and maintaining much needed housing stock

**Actions taken to address obstacles to meeting underserved needs. 91.220(k); 91.320(j)**

Inadequate resources is a chief obstacle to meeting underserved needs, both financial and human. The Consortium continues to collaborate with social service agencies and other governmental programs to identify potential resources to meet underserved needs. These efforts include:

* ongoing participation with the Brevard Homeless Coalition
* utilization of state resources for both owner-occupied and rental units
* awarding a variety of social service providers with public service funding, and
* participating in several community sponsored events to promote affordable housing and local social service programs/summer camp
* funding the salary of a case manager who addresses the underserved
* provide temporary monthly rent assistance with adults who are either elderly or disabled
* implement programs to assist those who continue to be impacted by the COVID-19 pandemic to provide rental and homeownership assistance
* continued communication with local community groups/leaders representing underserved populations within our County
* continue to work with Elevate Brevard to assist residents with opportunities for employment and training

The County's Veteran's Services Team  provided client claims assistance in more than 14,609 instances in person, by mail and phone. Total VA pension and compensation benefits for Brevard veterans were the 3rd largest amount in Florida with more than $672 million dollars. Total annual expenditure of VA benefits going to Brevard residents  equaled more than one billion dollars.

United Way of Brevard assisted 223 households with Housing Opportunities for Persons With Aids funds in the amount of $486,512.

**Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)**

The Consortium evaluates each United States Department of Housing and Urban Development assisted dwelling for lead based paint.  Assisted homebuyers and homeowners are provided with information on lead based paint hazards.

All pre-1978 homes assessment are done by an environmental company that is qualified to complete lead-based paint inspections.

The County offers technical guidance to each Community Housing Development Organization and non-profit accessing federal dollars for housing related services in order to ensure that existing housing programs and policies comply with federal regulations.  Technical assistance is also available to each member of the Consortium.

**Actions taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)**

The County has utilitized Community Development Block Grant and Community Development Block Grant-Coronavirus funds to support a variety of activites that are specifically designed to help low and moderate income households break the cycle of poverty. These activities include: case management, transportation, emergency food and shelter programs, senior services, youth services, and homeless prevention. Additionally, the Consortium worked in partnership with local non-profit and for-profit developers to utilize federal and state funds to expand housing opportunities.

The County's Community Action Agency provides assistance to seniors, the disabled, families with children under five (5) years of age and low income residents. Citizens were able to access the following services: Emergency Services (865 households assisted); Low Income Home Weatherization Assistance Program, Low Income Home Energy Assistance Program, and Low Income Home Energy Assistance Program American Rescue Plan Act (3,418 households assisted); Elderly Home Energy Assistance Program (73 households assisted); Community Services Block Grant Program-which counsels applicants through pre-set goals and objectives (194 households assisted).

The Consortium worked in partnership with various local non-profit agencies and developers that provided housing, education, job training/placement, employment opportunities, and reliable transportation, as well as other services that assist in preventing barriers to moving poverty-level families toward becoming self-sufficient. Within the Consortium, the following specific actions were taken:

* The City of Titusville has implemented Emergency Assistance programs that provide rent, mortgage, and utility assistance to help residents maintain their housing and avoid homelessness;
* The City of Melbourne has an executed agreement for a CHDO project to rebuild a single family rental for housing for those in transition from homelessness;
* The City of Cocoa partnered with Space Coast Recovery to provide a transitional recovery housing program. This program will assist with sobriety treatments and wrap around services to help them attain permanent housing;
* The City of Palm Bay partners with multiple agencies throughout the county to address the needs citizens face regarding education, employment, transportation or barriers to health care;
* Brevard County utilized both ERA and ARPA funding to provide rental, mortgage and utility assistance to eligible residents who could not afford to make those essential payments. This allowed, in most cases, financial support while residents worked to regain employment after the pandemic.

**Actions taken to develop institutional structure. 91.220(k); 91.320(j)**

The Consortium has policies and procedures in place to ensure compliance with the United States Department of Housing and Urban Development regulations. These policies and procedures are periodically reviewed and discussions take place when changes have occurred.

Employee development is promoted through attendance/participation at workshops, webinars, conferences and networking meetings to keep abreast of the United States Department of Housing and Urban Development regulations.

Through a partnership, the City of Titusville, a local Community Housing Development organization, Community of Hope, and Brevard County proceeded to construct and manage new rental housing for the homeless and those at risk of homelessness.

Partnerships are established with non-profit and for-profit organizations to assist with ensuring the timely expenditure of funds and to ensure the increase and maintenance of affordable housing and the support of programs which promote self sufficiency among under-served residents. Addtionally, partnerships continued to develop with local lending institutions, realtors and mortgage institutions, local community college, credit counseling services, affordable housing developers and community leaders to increase affordable housing efforts.

**Actions taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j)**

The Consortium continues to forge partnerships with local housing authorities, local community/faith-based organizations, various for-profit/non profit, and housing developers in an effort to create/maintain affordable housing units.  Funding is also allocated to various public service organizations that provide social services to very low to moderate income residents. Both housing and social services agencies are encouraged to attend advisory board meetings. Consortium members also participate in round-table discussions to determine how to maximize available resources. Technical assistance is provided, by Consortium members, to organizations on an as needed basis.

The City of Titusville continues to support the Titusville Housing Authority to enhance the lives of residents in Public Housing. The City of Titusville has a written agreement with Community of Hope to build affordable housing within the South Street target area on a city donated parcel.

**Identify actions taken to overcome the effects of any impediments identified in the jurisdictions analysis of impediments to fair housing choice. 91.520(a)**

Currently, Brevard County runs Fair Housing Public Service Announcements (PSA’s) on Brevard County’s Space Coast Government Television (SCGTV) station throughout the year to provide two public service announcements to promote fair housing a total of 225 times for the thirty second spot, and 274 times for the longer spot titled “Seven Days”. Brevard County, in partnership with the cities, sponsored an Affordable Housing Summit and included Fair Housing Training.

Brevard County continues to offer fair housing training within the Purchase Assistance workshops and provide educational materials during outreach events. Additionally, Brevard County partnered with the HOME Consortium (Palm Bay, Melbourne, Cocoa and Titusville) to run two Fair Housing Public Service Announcements (PSA’S) on Space Coast Government TV throughout the year and sponsor a Housing Summit that included a Fair Housing Training Session.

The 2023-2028 Affirmatively Furthering Fair Housing Plan has been completed and

developed through the collaborative efforts and input from County and City staff, local

and community-based non-profits, and for-profits; as well as residents. These efforts

included a needs assessment survey, community and neighborhood meetings, and stake

holder meetings that were conducted throughout the County to identify goals, priorities,

and activities to be included in the Plan. The County follows an adopted Citizen

Participation Plan, which provides for scheduled public hearings and encourages

citizens, service providers, and interested individuals to provide input and during the

development of the Affirmatively Furthering Fair Housing Plan. Meetings were held at

different stages of the process to provide the greatest possible citizen participation,

consultation, and partnership-building benefits.The 5 year Affirmatively Furthering Fair Housing Plan was approved by the Brevard County Board of County Commissioners in October 2023.

Actions identified to overcome the effets of any impediments to fair housing choices include:

1. Provide Fair Housing Public Outreach and Education
2. Consult with the Consortium’s partner organizations to establish commongoals for providing fair housing outreach and education across Brevard County;
3. Coordinate with the Consortium’s partners so that fair housing resources and information reflect what is currently available in the county and are updated routinely;
4. Support interested parties in outlining steps for reestablishing a local fairhousing organization, including exploring funding needs and potential.
5. Create Afforable Rental Housing Opportunities
6. Issue an RFP to solicit proposals todevelop accessible, affordable rental housing options that are available to persons with disabilities;
7. Develop HOME-ARP policies and procedures to guide the use of the Consortium’s one-time allocation of HOME-ARP funding.
8. Align Planning Initiatives to increase access to Opportunity for Underserved residents across Brevard County
9. Participate in transportation planning meetings to provide input on the affordable housing needs of lower income households, underserved communities and protected classes;
10. Advocate for further study of the relationship between housing and transportation;
11. Work with agencies to encourage connectivity between transit systems, affordable housing and employment centers in the county.

## CR-40 - Monitoring 91.220 and 91.230

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

Annually, the County will monitor HOME Investment Partnerships Program assisted rental units to ensure that units comply with HOME Investment Partnerships Program requirements throughout the period of affordability. The County will monitor the following HOME Investment Partnerships Program compliance areas during the affordability period: HOME Investment Partnerships Program low income and rent limit requirements, low income eligibility verification and recertification, tenant leases, affirmative marketing, housing inspection property standards and unit mix. The County's monitoring plan will include: monitoring objectives, risk assessment (to include level and type of review), schedule, procedures, reporting, technical assistance, and file management to ensure compliance with record-keeping requirements.

During fiscal year 2023-2024, Brevard County conducted site monitoring reviews for the Consortium members. Each member of the Consortium monitors the terms and conditions of every contract with sub-recipients that receive federal funds. Monitoring's include review of contractual compliance, monthly performance reports, eligibility of expenditures, documentation of income eligibility, adherence to the period of affordability, and compliance with minimum/maximum rent limits.

The County is responsible for managing the day-to-day operations of their CDBG Program and ensuring that CDBG funds are being carried out in accordance with program requirements. Monitoring reviews will consist of program or project performance and compliance. The County will monitor CDBG and CDBG-CV Public Services Program Activities to ensure compliance by the subrecipient with the agreement terms and conditions and with all applicable rules and regulations governing their administrative, financial, and programmatic operations. The monitoring will include monitoring objectives, risk assessment (to include level and type of review), schedule, procedures, reporting, technical assistance, and file management.

The County will continue to monitor CDBG Capital Improvement Project Activities

Each member of the Consortium follows established affirmative marketing steps to ensure low-income residents/businesses, minority firms, women businesses and labor surplus area firms are considered and if possible, utilized in accordance with 24 CFR Part 85.36(e). Additional efforts include online availability to view bid opportunities for various HOME Investment Partnerships Program and/or Community Development Block Grant activities.

**Citizen Participation Plan 91.105(d); 91.115(d)**

**Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports**.

Brevard County announced the fiscal year 2023-2024 Consolidated Annual Performance Evaluation Report in the Florida Today newspaper on December 4, 2024. The plan was available to the public from December 4, 2024 through 5:00 p.m. December 19, 2024. Both the advertisement and the Brevard County website provided information on where to review the report. Written copies of the Consolidated Annual Performance Evaluation Report were made available in the Brevard County Housing and Human Services office in Viera; each of the member City offices in Titusville, Cocoa, Melbourne, and Palm Bay; the Catherine Schweinsberg Rood Central Library, the Franklin T. DeGroodt Public Library, and the Titusville Public Library.

**CR-45 - CDBG 91.520(c)**

**Specify the nature of, and reasons for, any changes in the jurisdiction’s program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.**

Brevard County proposes to amend the 2023-2024 CDBG funds in the Annual Action Plan to use unemcumbered funds for the payoff or defeasement of Section 108 Loan used to fund the installation of a waterline in the West Canaveral Groves neighborhood Strategy Area.

**Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?**

No

**[BEDI grantees] Describe accomplishments and program outcomes during the last year.**

## CR-50 - HOME 24 CFR 91.520(d)

**Include the results of on-site inspections of affordable rental housing assisted under the program to determine compliance with housing codes and other applicable regulations**

Please list those projects that should have been inspected on-site this program year based upon the schedule in 24 CFR §92.504(d). Indicate which of these were inspected and a summary of issues that were detected during the inspection. For those that were not inspected, please indicate the reason and how you will remedy the situation.

**Harlan Property Development:** 2966, 2970, 2974 Silver Pines Dr, Rockledge. Units 2966 and 2974 passed. Unit 2970 was not scheduled for inspection this fiscal year due to staff reassignments, but will be scheduled in FY 24-25

Summary of issues: 2970-Living Room-Replace electrical outlet plate; 2970-Dining Room-Ensure window stays open by itself; 2970 Master Bedroom-need to ensure proper window function; 2970-Right Rear Bedroom- Replace electrical outlet plate; and 2970-Garage-Repair or replace side service door and exterior trim.

**North Brevard Charities:** 4435, 4437, 4439, 4441 Barna Street, Titusville, FL

Summary of issues: 4435- Kitchen- GFI outlet left of sink is not functioning properly (not tripping). 4437-Stove Burners and overgrown bushes; 4439- Left side rear burner no drip pan; 4441-pest infestation. Unit inspections were not scheduled due to outstanding issues but were inspected.

**Homes for Independence:**

* 1400 Sheafe Ave. Apt. 104 Palm Bay FL. 32905 (Passed)
* 1698 Sunnybrook Ln. Palm Bay FL. 32905 (Passed)
* 1562 University Ln. Apt 701 Cocoa, FL. 32922 (Passed)
* 1806 University Ln. Apt. 407 Cocoa, FL. 329224485 Kingsville St. Cocoa, FL. 32927 (Passed)
* 1685 Fay St. Cocoa, FL. 32922 (Passed)

The City of Titusville issued Notices of Non-Compliance to both of their HOME rental projects and is working with the agency towards resolution or repayment of funds.

The City of Melbourne has 7 projects to be monitored by the end of 2024.

The City of Palm Bay has no HOME rental properties currently.

**Provide an assessment of the jurisdiction's affirmative marketing actions for HOME units. 24 CFR 91.520(e) and 24 CFR 92.351(a)**

The Consortium has established procedures to affirmatively market units created under the HOME Investment Partnerships Program as it applies to rental and homeownership development activities containing five or more assisted units. We further encourage partnerships with minority owned and women owned contractors and sub-contractors.  We include affirmatively marketing information in our Proposals, as well as agreements.  Advertising of housing availability is done throughout Brevard County, with emphasis on the lower income areas.

**Refer to IDIS reports to describe the amount and use of program income for projects, including the number of projects and owner and tenant characteristics**

Program income in the amount of $250,672.60 was used to begin two new home construction projects to low income single family households in Palm Bay.

**Describe other actions taken to foster and maintain affordable housing. 24 CFR 91.220(k) (STATES ONLY: Including the coordination of LIHTC with the development of affordable housing). 24 CFR 91.320(j)**

The Consortium endeavors to focus on several key goals as they pertain to the preservation and development of affordable housing: improved access to affordable housing through purchase assistance programs; work with Community Development Housing Organizations and local developers to purchase, rehabilitate or construct affordable housing units; improve the quality of owner occupied housing through rehabilitation programs (which provide sustainability to the neighborhood); increase the quality of life through community development, and infrastructure/facility improvements; client education of lead based paint and asbestos hazards; and increased accessibility through public service programs that improve health, education, reduced the risk of homelessness; and promote self-sufficiency.

## CR-58 – Section 3

**Identify the number of individuals assisted and the types of assistance provided**

|  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- |
| **Total Labor Hours** | **CDBG** | **HOME** | **ESG** | **HOPWA** | **HTF** |
| Total Number of Activities | 0 | 0 | 0 | 0 | 0 |
| Total Labor Hours | 0 | 0 |  |  |  |
| Total Section 3 Worker Hours | 0 | 0 |  |  |  |
| Total Targeted Section 3 Worker Hours | 0 | 0 |  |  |  |

Table 14 – Total Labor Hours

|  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- |
| **Qualitative Efforts - Number of Activities by Program** | **CDBG** | **HOME** | **ESG** | **HOPWA** | **HTF** |
| Outreach efforts to generate job applicants who are Public Housing Targeted Workers | 0 | 0 |  |  |  |
| Outreach efforts to generate job applicants who are Other Funding Targeted Workers. | 0 | 0 |  |  |  |
| Direct, on-the job training (including apprenticeships). | 0 | 0 |  |  |  |
| Indirect training such as arranging for, contracting for, or paying tuition for, off-site training. | 0 | 0 |  |  |  |
| Technical assistance to help Section 3 workers compete for jobs (e.g., resume assistance, coaching). | 0 | 0 |  |  |  |
| Outreach efforts to identify and secure bids from Section 3 business concerns. | 0 | 1 |  |  |  |
| Technical assistance to help Section 3 business concerns understand and bid on contracts. | 0 | 1 |  |  |  |
| Division of contracts into smaller jobs to facilitate participation by Section 3 business concerns. | 0 | 0 |  |  |  |
| Provided or connected residents with assistance in seeking employment including: drafting resumes,preparing for interviews, finding job opportunities, connecting residents to job placement services. | 0 | 0 |  |  |  |
| Held one or more job fairs. | 0 | 0 |  |  |  |
| Provided or connected residents with supportive services that can provide direct services or referrals. | 0 | 0 |  |  |  |
| Provided or connected residents with supportive services that provide one or more of the following: work readiness health screenings, interview clothing, uniforms, test fees, transportation. | 0 | 0 |  |  |  |
| Assisted residents with finding child care. | 0 | 0 |  |  |  |
| Assisted residents to apply for, or attend community college or a four year educational institution. | 0 | 0 |  |  |  |
| Assisted residents to apply for, or attend vocational/technical training. | 0 | 0 |  |  |  |
| Assisted residents to obtain financial literacy training and/or coaching. | 0 | 0 |  |  |  |
| Bonding assistance, guaranties, or other efforts to support viable bids from Section 3 business concerns. | 0 | 0 |  |  |  |
| Provided or connected residents with training on computer use or online technologies. | 0 | 0 |  |  |  |
| Promoting the use of a business registry designed to create opportunities for disadvantaged and small businesses. | 0 | 0 |  |  |  |
| Outreach, engagement, or referrals with the state one-stop system, as designed in Section 121(e)(2) of the Workforce Innovation and Opportunity Act. | 0 | 0 |  |  |  |
| Other. | 0 | 0 |  |  |  |

Table 15 – Qualitative Efforts - Number of Activities by Program

**Narrative**

Brevard County participated in the Board of County Commissioners job fair and numerous community events to share program information. The City of Titusville provides Section 3 training opportunities and information on its webpage. It is difficult to engage new contractors or a variety of contractors for small-scale, single-family home rehabs that will not yield the same financial gains.