



Fifth Program Year Action Plan

The CPMP Annual Action Plan includes the [SF 424](#) and Narrative Responses to Action Plan questions that CDBG, HOME, HOPWA, and ESG grantees must respond to each year in order to be compliant with the Consolidated Planning Regulations.

Narrative Responses

GENERAL

Executive Summary

The Executive Summary is required. Include the objectives and outcomes identified in the plan and an evaluation of past performance.

Program Year 5 Action Plan Executive Summary:

Response:

The Annual Action Plan for FY 2009-2010 provides a description of the activities Brevard County (County's CDBG Program and the HOME Consortium) will undertake between October 1, 2009 and September 30, 2010, to address priority needs and objectives identified in the five-year Strategic Plan, as presented in the FY 2005-2010 Consolidated Plan for housing and community development programs. The Brevard County HOME Consortium Consolidated Plan covers the following four (4) formula grant programs funded by the U.S. Department of Housing and Urban Development (HUD):

1. Community Development Block Grant (CDBG)
2. HOME Investment Partnerships Program (HOME)
3. Neighborhood Stabilization Program(NSP)
4. HRPR (Homeless Grant)
5. CDBG-R

While the primary focus of this Action Plan is for CDBG and HOME entitlement funding which the County will receive directly from HUD, it also references other sources that will address housing and community development needs during the 2009-2010 program year.

Brevard County's HOME Consortium is a legal entity created through an intergovernmental agreement between Brevard County, the cities of Melbourne, Palm Bay, Cocoa, and Titusville. The Brevard County HOME Consortium receives HOME funds from the United States Department of Housing and Urban Development (HUD) to increase the supply of and preserve affordable housing in its service area. Brevard County Housing and Human Services Department administers the contract with HUD for the HOME program. The regulations governing consortia require that each consortium develop its own Consolidated Plan, which aggregates the housing

needs and goals for the creation and preservation of affordable housing in the consortium service area. The Brevard County HOME Consortium 2005-2010 Consolidated Plan serves that purpose for the communities that are members of the Consortium.

To the greatest extent feasible, the plan focuses on the goals of the Brevard County HOME Consortium as they pertain to the preservation and development of affordable housing in the Consortium service area.

The key strategic objectives of the HOME Consortium Five Year Plan are:

- Increase the quality of owner-occupied housing through housing rehabilitation/replacement assistance for low and moderate-income households,
- Increase the supply of affordable owner-occupied housing by providing down payment assistance and housing counseling to low and moderate-income households,
- Increase accessibility of owner occupied housing by providing assistance to homeowners for handicapped accessibility improvements.
- Increase the supply of rental housing by providing acquisition and rehabilitation assistance for the preservation of existing units,
- Increase the supply of rental housing by providing assistance for land acquisition and development of new units,
- Preserve the supply of quality rental units in the private market through continuation of support of Housing Choice Voucher assistance,
- Increase opportunities for people to find quality affordable rental housing in the private marketplace through tenant based rental assistance.
- Advocate for Housing Choice Vouchers,
- Increase performance and accountability through evaluation.
- Increase awareness about Fair Housing issues countywide.
- Educate clients about lead based paint and asbestos hazards, mitigating when necessary.

The 2009-2010 Annual Action Plan will cover a time span, unlike any other in recent history. A time span that is particularly unstable as it relates to mortgage finance and housing resources. Problems with the mortgage industry in the wake of the collapse of the sub-prime mortgage industry have resulted in new federal housing initiatives and other economic stimulus programs. At the same time, the impact of lost revenue from the State of Florida's dedicated housing tax source has created a shortfall in state resources that drastically impacts the State Housing Trust Fund.

The Action Plan includes flexibility to take advantage of new housing funding resources and changes in existing ones as they may relate to home ownership and

multifamily vacancies. Foreclosure prevention and neighborhood stabilization has become a current priority. The County and the cities of Titusville, Melbourne, and Palm Bay will be receiving Neighborhood Stabilization Program dollars (NSP). Brevard County's CDBG program will target NSP expenditures, \$5.2 million, in all of the unincorporated communities and all of the incorporated communities who have signed an urban county agreement. The criteria for spending NSP dollars in an area would be the foreclosure risk factor of 9 or higher, areas with the highest percentage of subprime mortgages as determined by Federal Reserve Home Mortgage Disclosure Act (HMDA) data, and the jurisdiction has not received NSP dollars. Activities include: acquisition of foreclosed properties, housing rehabilitation of acquired foreclosed properties, demolition of blighted structures, sale of acquired foreclosed homes, land banking of acquired foreclosed properties, and redeveloping demolished or vacant foreclosed properties. There will be a total of sixty-one units developed with twenty one (21) of those helping households at 50% of AMI, thirty three (33) helping households at 51-80% AMI, and seven (7) helping households at 81-120% AMI. Of these units, forty-two (42) will be purchase and rehabilitation for rental or homeownership, fourteen (14) will be purchase and demolition of blighted property in target areas and land bank or sale of these sites at a future date, and five (5) units will be redevelopment for rental or homeownership. Brevard County plans to track those helped who are a minority or who have disabilities. Brevard County will also receive the HPRP Program funds. Consortium members have also budgeted CDBG funds for housing and homeless activities.

Additionally impacting housing in Brevard County over the past four years, were the 2004 and 2005 hurricanes. Drastic reduction in the housing supply generated greater demands and higher costs.

Goals of the five-year Consolidated Plan and current outputs, utilizing HOME funds for Affordable Housing, are as follows:

- **Five Year Goal:** to preserve, through rehabilitation, 20 units of existing housing stock.
Four Year Output: 13 units; HOME dollars year to date \$748,555
Goal for 09/10: 2 units.
- **Five Year Goal:** to assist homeownership opportunities for 205 households, through down payment assistance.
Four Year Output: 131 units; HOME dollars year to date \$2,466,125
Goal for 09/10: 22 units.
- **Five Year Goal:** to assist with rental opportunities/assistance/rehab for 25 households.
Four Year Output: 22 units; HOME dollars year to date \$1,025,935
Goal for 09/10: 3 units.
- **Five Year Goal:** to assist with tenant rental assistance for 50 households.
Four Year Output: 59 units; HOME dollars year to date \$200,610
Goal for 09/10: 17 units.

As we look at planned goals vs. actual outcomes, rehabilitation and down payment assistance reflect a shortfall. However, additional units are being provided for rental opportunities and rental assistance. This is directly attributed to market changes resulting in dramatic increases in the cost of housing. As purchase prices increased,

more was needed for home purchases, thereby, reducing the number of units assisted. Additionally, with fewer residents being able to afford purchasing, more rental units was needed.

Over the last four years, Brevard County also received State and Federal hurricane assistance. This assistance increased the County's ability to further address housing shortages by rebuilding and replacing lost and damaged units.

For more detailed information on objectives and outcomes please refer to the HOME matrix in the Housing Section on page 19.

It is the County's goal to assist local strategy areas and service agencies in building capacity and becoming more self-reliant.

During Year 5, the County's CDBG program plans to develop certifications for; four (4) of its low/mod-income strategy areas into HUD approved "Neighborhood Revitalization Strategy Areas". Brevard County will expand development and homeownership opportunities through Infill Housing in all seven (7) of our targeted neighborhoods. For the past five years the County's CDBG Program has met its expenditure goals and addressed some of the needed activities identified and prioritized by its low/mod-income communities.

Goals of the five-year Consolidated Plan and current outputs, utilizing CDBG funds are as follows:

- **Five Year Goal:** Public Services – Improve services for 5,303 LMI Persons
Four Year Output: Actual Served – 7,737 persons - \$1,227,133 expended
Goal for 09/10: 1470
- **Five Year Goal:** Public Facilities – Improve quality and increase CDBG Strategy Neighborhood public facilities – numerical goal 10
Four Year Output: Actual served 4 - \$2,666,568 expended
Goal for 09/10: 10,015
- **Five Year Goal:** Infrastructure – Improve quality and increase infrastructure within CDBG Neighborhood Strategy Areas – numerical goal 15
Four Year Output: Actual served 2 - \$4,297,392 expended
Goal for 09/10: 7924
- **Five Year Goal:** Demolition – Prevention and elimination of slum and blight in CDBG Neighborhood Strategy Areas – numerical goal 52
Four Year Output: Actual 45 - \$205,466 expended
Goal for 09/10: 15
- **Five Year Goal:** Commercial Rehabilitation - Improve and develop sustainable commercial properties within CDBG Neighborhood Strategy Areas – numerical goal 1557
Four Year Output: Underway - \$0 expended
Goal for 09/10: 1557
- **Five Year Goal:** Multi-unit Rehabilitation – Improve and develop safe and decent rental housing within CDBG Neighborhood Strategy Areas – numerical goal 1557

Four Year Output: Underway - \$0 expended
Goal for 09/10: 1557

General Questions

1. Describe the geographic areas of the jurisdiction (including areas of low-income families and/or racial/minority concentration) in which assistance will be directed during the next year. Where appropriate, the jurisdiction should estimate the percentage of funds the jurisdiction plans to dedicate to target areas.
2. Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA) (91.215(a)(1)) during the next year and the rationale for assigning the priorities.
3. Describe actions that will take place during the next year to address obstacles to meeting underserved needs.
4. Identify the federal, state, and local resources expected to be made available to address the needs identified in the plan. Federal resources should include Section 8 funds made available to the jurisdiction, Low-Income Housing Tax Credits, and competitive McKinney-Vento Homeless Assistance Act funds expected to be available to address priority needs and specific objectives identified in the strategic plan.

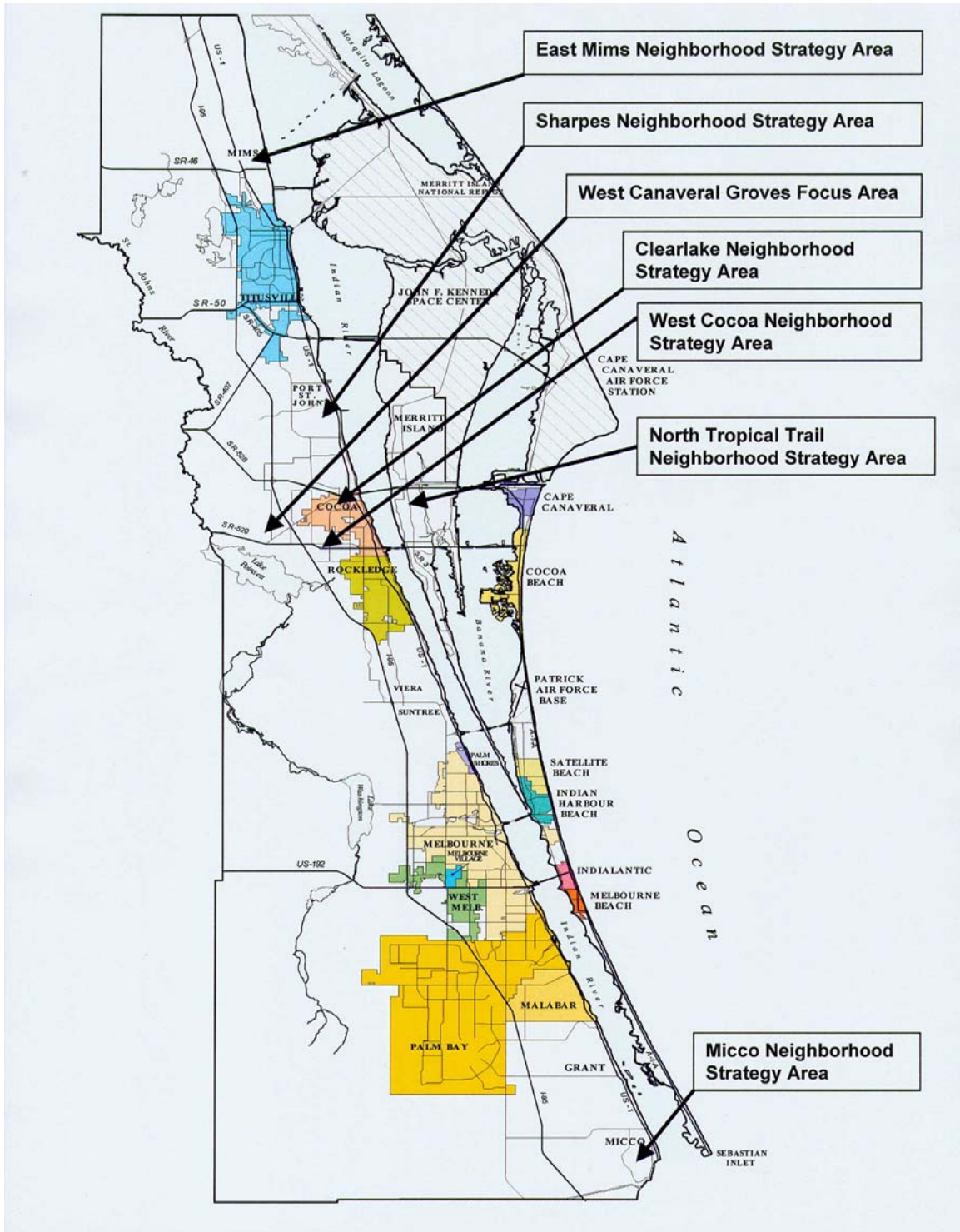
Program Year 5 Action Plan General Questions response:

Response #1:

Brevard County's CDBG Program has targeted seven (7) neighborhoods that meet the definition of a low/mod area. The following table and Map describes the seven (7) neighborhoods, using the 2003 census data. The map shows their locations within the county.

Census Tract	Block Group	Low/Mod Persons	Total Persons	Low/Mod %
East Mims				
060100	4	724	887	81.6
060100	4	162	244	66.4
060100	5	436	888	49.1
060100	5	299	810	36.9
Total		1621	2829	57.3
West Canaveral Groves				
071200	2	27	161	16.8
071200	2	476	1021	46.6
Total		503	1182	42.6
Clearlake Neighborhood/Cocoa				
062400	2	100	100	100
062400	2	352	504	69.8
Total		452	604	74.8
Sharpes				
062105	5	419	918	45.6
062105	5	0	0	0
062103	3	497	903	55
Total		916	1821	50.3
West Cocoa				
062500	3	1301	1981	65.7
Total		1301	1981	65.7
North Tropical Trail				
069902	3	1096	1557	70.4
Total		1096	1557	70.4
Micco				
065234	1	482	992	48.6
065234	1	1286	2465	52.2
Total		1768	3457	51.1

AREA MAP



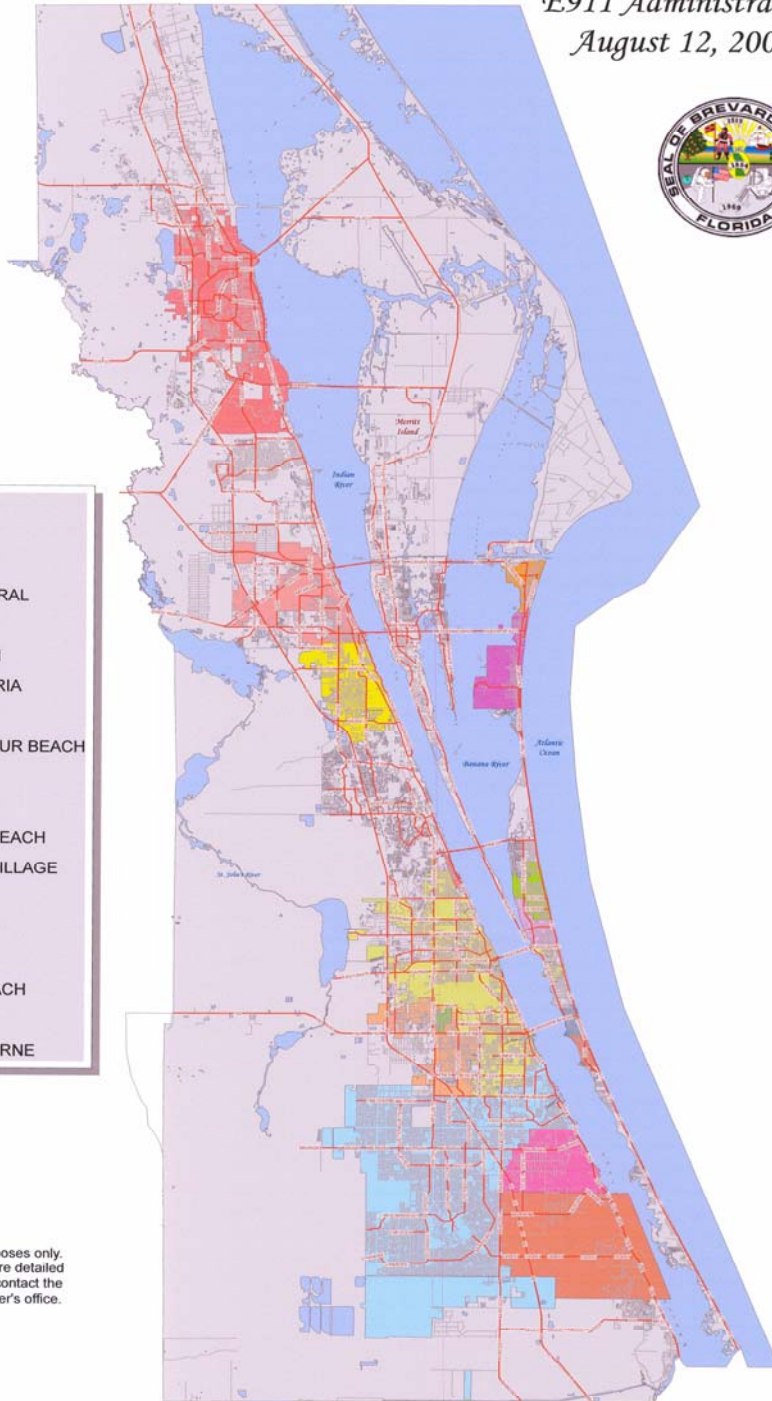
The Consortium invests HOME Funds County wide. The following map shows the Consortium areas in Brevard County. The grey color represents a majority of the

unincorporated areas in the County. The cities of Rockledge, Indialantic, Cocoa Beach, Malabar, Melbourne Beach, Melbourne Village, Palm Shores, Indian Harbour Beach, West Melbourne, and Satellite Beach participate with the County under the Urban County Agreement which is signed every three (3) years. It allows Brevard County to utilize the population statistics of these cities as part of the formula for the CDBG allocation:

*City Boundaries and Major Roads
Brevard County Government
E911 Administration
August 12, 2008*



- Major Roads
- Streets
- Water
- CAPE CANAVERAL
- COCOA
- COCOA BEACH
- GRANT VALKARIA
- INDIALANTIC
- INDIAN HARBOUR BEACH
- MALABAR
- MELBOURNE
- MELBOURNE BEACH
- MELBOURNE VILLAGE
- PALM BAY
- PALM SHORES
- ROCKLEDGE
- SATELLITE BEACH
- TITUSVILLE
- WEST MELBOURNE



This map is for informational purposes only. If accurate city boundaries or more detailed information are needed, please contact the Brevard County Property Appraiser's office.

Response #2:

The basis for allocating investments geographically within the jurisdiction during the 2009-2010 funding year and the rationale for assigning the priorities were based in large part on community input from the surveys and public meetings used to set priorities in developing the 2005-2010 Consolidated Plan. The County's CDBG Staff also developed, in cooperation with the neighborhoods, separate Neighborhood Action Plans for four (4) of the low/mod strategy areas. The County has a RFP Process wherein the communities submit an application for needed activities identified and prioritized in their communities.

Response #3:

To address obstacles in meeting the underserved needs, the County's CDBG Program and the Consortium will utilize Community Housing Development Organizations (CHDO's), Habitat for Humanity, and many other non-profit public service agencies in the community, as well as, continue to apply for additional funding from both private and public entities. The Consortium will continue to lead the effort to create new incentives for affordable housing by working with builders, developers, bankers, businesses, and citizens.

Response #4:

Brevard County and its partner agencies receive various Federal and State funds to address Housing and Community Development needs. The State of Florida annually grants State Housing Initiative Program (SHIP) funds, which are used for various housing needs, including repair, rehabilitation, and first-time homebuyers. The State of Florida has granted Brevard County funds that are being used for recovery from the 2005 hurricanes. These funds are from the Department of Community Affairs Disaster Recovery Community Development Block Grant (CDBG) WILMA program and will be used for home replacement and rentals. DCA also provides Weatherization and Low Income Home Energy Assistance Program (LIHEAP) funding on an annual basis.

HOME	\$1,589,778
CDBG	\$1,554,605
SHIP	\$2,741,630
Hurricane Wilma*	\$ 677,198
Weatherization	\$ 173,000
NSP	\$5,200,000
LIHEAP	\$1,929,542
CBO Funding (General Funds)	\$ 979,895
Section 8 funds (Titusville)	\$2,225,000
Section 8 funds (Brevard Family)	\$4,127,708
Tax Credits (TBD) Silver Sands	\$10,266,945
Total	\$31,465,301

*Non-reoccurring funds specifically earmarked for hurricane recovery

Managing the Process

1. Identify the lead agency, entity, and agencies responsible for administering programs covered by the consolidated plan.
2. Identify the significant aspects of the process by which the plan was developed, and the agencies, groups, organizations, and others who participated in the process.
3. Describe actions that will take place during the next year to enhance coordination between public and private housing, health, and social service agencies.

Program Year 5 Action Plan Managing the Process response:

Response #1:

The Brevard County Housing and Human Services Department is the lead agency for the Brevard County HOME Consortium and therefore responsible for the development and execution of the Consortium's Consolidated Plan. Members submit data to Brevard County for inclusion in the HOME Consortium's part of the Consolidated Plan. HOME Consortium members include: Brevard County, the City of Titusville, City of Cocoa, City of Melbourne, and the City of Palm Bay. The Consortium has operated since 1991, and each member is responsible for collecting and evaluating data, performing analysis, and establishing priorities and objectives specific to its jurisdiction regarding housing and community development. Members of the Consortium collaborate together to carry out HOME projects and activities to benefit the homeless and non-homeless persons with special needs, providing a comprehensive approach to best utilize funding and support community strategies. Brevard County Housing and Human Services Department is responsible for administering their Community Development Block Grant Program as well. The individual jurisdiction member's CDBG Plans are submitted to the U.S. Department of Housing and Urban Development and are responsible for the implementation of their jurisdiction's CDBG portion of the plan.

The Brevard County Board of County Commissioners and Consortium members appoints local citizens to Affordable Housing Advisory Councils to provide public input and assist in the planning of the programs covered by the Consolidated Plan. Housing programs supported by funding from HOME and Florida's State Housing Initiative Partnership (SHIP) Programs are coordinated with the *County's* Affordable Housing Advisory Council. Community development and neighborhood strategy planning is guided by the *County's* Community Development Block Grant (CDBG) Advisory Board. Brevard County staff provides technical assistance for both boards.

Below is the list of Consortium members:

Brevard County HOME Consortium Contact List

Name	Telephone	Fax	Address
Gay N. Williams, Director Housing & Human Services gay.williams@brevardcounty.us	633-2076	633-2170	Brevard County Housing & Human Services Dept. 2725 Judge Fran Jamieson Way Bldg. B, Suite B-106 Viera, FL 32940
Nancy Dresser Deputy Community Development Director ndresser@cocoaf1.org	433-8511	433-8543	City of Cocoa 603 Brevard Avenue Cocoa, FL 32922
Melinda Thomas Housing & Community Development Director mthomas@melbourneflorida.org	674-5734	674-5738	City of Melbourne 695 E. University Boulevard Melbourne, FL 32901
John G. Rodgers, Deputy Director Growth Management Department rodgej@palmbayflorida.org	733-3042	733-3087	Housing & Neighborhood Development Services 5240 Babcock Street NE, Rm 212 Palm Bay, FL 32905
Terrie Franklin, Neighborhood Services Director terrie.franklin@titusville.com	383-5779	383-5614	City of Titusville P. O. Box 2806 Titusville, FL 32781- 2806

Response #2:

Significant aspects of the planning process for Brevard County and Consortium staff includes attending public meetings throughout the county and more specifically attending the community meetings within respective targeted strategy areas. The County and the Consortium, in addition to utilizing the Affordable Housing Council and CDBG advisory boards in the development and implementation of its plans, also provide technical support to five groups addressing target issues. These include: the Commission on Mental Health and Community Solutions (mental health), Commission on the Status of Women (women and children), Together in Partnership (juvenile justice), Brevard Continuum of Care Coalition (homelessness), and the Brevard Commission on Aging (elderly). Representatives from housing and human service agencies, public housing authorities, local governments, and concerned citizens comprise the membership of the groups and actively participate in the public meetings, providing a broad spectrum of interests, skills, and knowledge, which greatly aids in the development and implementation of the County's Action Plan.

Brevard County and Consortium staff conducted meetings with residents of neighborhood strategy areas, groups representing homeless and non-homeless persons, citizen advisory boards, and local government officials in order to receive input into the Action Plan. A community survey, jointly created by members of the Consortium, facilitated the dialog at the meetings and a basis for gathering of public input.

Response #3:

The County and the HOME Consortium will continue efforts to enhance coordination and partnerships between public and private housing, health and social services agencies throughout Brevard County, by continuing to seek input from the various advisory boards and establishing a regular scheduled meeting with all CHDO's and other private and non-profit organizations interested in affordable housing.

Citizen Participation

1. Provide a summary of the citizen participation process.
2. Provide a summary of citizen comments or views on the plan.
3. Provide a summary of efforts made to broaden public participation in the development of the consolidated plan, including outreach to minorities and non-English speaking persons, as well as persons with disabilities.
4. Provide a written explanation of comments not accepted and the reasons why these comments were not accepted.

Program Year 5 Action Plan Citizen Participation response:

Response #1:

Brevard County and the HOME Consortium recognize the benefits of citizen participation and consultation with public and private agencies as an essential component in the development of the Consortiums Consolidated Plan and its implementation over the five year period. .

The Consortium's citizen participation process, for the 2009/2010 Action Plan, began with each of the members holding public meetings and public hearings throughout their jurisdictions. Consortium staff members conducted throughout the county twenty-two (22) public hearings at various locations, and at different dates and times. This provided for a range of opportunities for citizens to participate in the development of the one year action plan. At each of the meetings, staff presented an overview of the planning process, the activities and accomplishments of the previous year, and anticipated funding amounts for the upcoming year. Staff also reviews HUD regulations concerning eligible activities, and other community resources available to assist in the implementation of desired activities. Following the presentation, citizens discussed community needs as they related to their special concerns or neighborhood.

A total of ten (10) advertised public hearings and twelve (12) advertised public meetings were held throughout the county. County residents input were encouraged and a summary of citizens' comments on the Action Plan will be included.

Response #2:

See Public Comments Page 38.

Response #3:

Brevard County and Consortium members actively pursued avenues to ensure participation of its citizens in the planning of the Action Plan. This year, in addition to having publicly noticed in the local newspaper, notices were sent electronically to all organizations and agencies on Brevard County's contact list and posted on the web site.

All Consortium members now have an eleven member affordable housing advisory council who represent a broad area of knowledge in affordable housing. Public meetings were held with the councils to receive input into the Action Plan. Brevard County also has the CDBG Advisory Board who represents the various needs and minority groups within the strategy and targeted areas. The CDBG Advisory Board meets monthly to ensure input in the planning and implementation of the Action Plan. CDBG meetings are rotated from community to community to allow greater participation. All meetings are publicly advertised and are accessible by persons with disabilities. Brevard County staff, who are fluent in Spanish, were available at the public meetings. Brevard County also maintains a list of interpreters of other languages available on request.

Brevard County and the HOME Consortium recognize the value of input from the citizenry; all comments regarding this plan were accepted during the planning process. There were no comments in the City of Cocoa, Melbourne, or Brevard County. There were no comments that were not accepted.

Institutional Structure

1. Describe actions that will take place during the next year to develop institutional structure.

Program Year 5 Action Plan Institutional Structure response:

Response:

Brevard County and the HOME Consortium will continue to work in collaboration, as expressed in the five-year Consolidated Plan, with its many partners to carry out the Action Plan, as well as to strengthen partnerships and build capacity with new programs and agencies. The Brevard Continuum of Care Coalition (BCoCC) is a good example of institutional structure. Over forty non-profit agencies in Brevard County belong to the Coalition. They meet on a monthly basis to discuss issues that pertain to the needs of citizens, network, and coordinate funding opportunities.

Monitoring

1. Describe actions that will take place during the next year to monitor its housing and community development projects and ensure long-term compliance with program requirements and comprehensive planning requirements.

Program Year 5 Action Plan Monitoring response:

Response #1:

All of the members of the HOME Consortium have adopted monitoring procedures that are in accordance with the Code of Federal Regulations, Title 24, Part 91, Section 230.

Brevard County's procedures are as follows:

CDBG Program:

Brevard County will conduct at least one on-site monitoring visit for each sub-recipient during the program year; new sub-recipients may be visited a second time in order to assist with questions and check with program process.

A monitoring schedule will be prepared and sub-recipient visits will be prioritized by determining if any organization is considered high risk (new to HOME and CDBG, first year as a recipient; high staff turnover, especially in key positions; previous compliance problems or high risk activities such as economic development). Once the schedule is prepared, the assigned monitor will contact the agency to explain the purpose of monitoring and schedule date and time for the on-site visit and send a confirmation letter.

In preparation for the monitoring visit, the monitor will review all written data on file for the sub-recipient, such as application for HOME and CDBG funding, written agreement and amendments, monthly reporting requirements, documentation of previous monitoring, and copies of audits.

During the actual visit, a thorough review of the sub-recipient files will be conducted to ensure compliance with all regulations governing their administrative, financial, and programmatic operations; and to ensure that the performance objectives are within scheduled budget. A clear written record of the on-site visit will be kept by using one or more monitoring checklists. The assigned monitor will complete the checklist during the visit.

At the end of the visit, the monitor will conclude the visit reviewing the tentative conclusions from the monitoring. At this point, there will be a clear understanding between the monitor and sub-recipient of the areas of disagreement and agreement regarding the monitoring results.

Once the on-site visit is complete, the monitor will prepare a formal written letter describing the results of the visit, providing recognition of the sub-recipient's strengths and weaknesses. A copy of this letter will be kept on file with the sub-recipient's grant agreement and monthly reports.

When the sub-recipient is experiencing problems or is failing to comply with regulations, these issues will be specifically outlined in the monitoring follow-up letter, along with recommendations or requirements to address and rectify the problems. If a concern or finding is issued for non-compliance with Federal rules and regulations, the monitoring follow-up letter will provide recommendations on how the situation can be remedied. If it is a concern, no additional action is required. If it is a finding, the monitoring follow-up letter will identify a deadline for the specific issue to be corrected. The monitor will then follow-up with the organization to make sure the corrections have been made.

For situations in which the recommended corrections are not made, the organization will be placed on a probationary period, which is approved by the Department Director.

To ensure due diligence, agencies that expend five hundred thousand (\$500,000) or more in a year in Federal awards will be required to have audits performed pursuant to OMB Circular A-133 and submitted to the County on an annual basis.

Projects involving public facilities and improvement will be monitored and inspected on an ongoing basis to ensure compliance with all local, state, and federal regulations.

Site visits will be performed periodically to monitor compliance when construction triggers Federal Labor Standards Requirements. Davis-Bacon interviews will be verified, payrolls will be reviewed, and follow-up will be provided when wage restitution is required.

If an activity involves acquisition, relocation, or displacement, monitoring will be performed to ensure compliance with the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended.

A review of the timeliness of expenditures will occur quarterly using in-house spreadsheets and through monitoring of expenditures under the Integrated Disbursement and Information System (IDIS). This review will ensure that the CDBG program will not have more than 1.5 times the amount awarded on hand sixty (60) days prior to the end of its current program year.

HOME Program:

The County, as the lead entity for the Consortium, will conduct an annual monitoring visit for all members of the HOME Consortium and require that each member complete the self assessment HUD tool. Additionally, the County will monitor the terms and conditions of the contracts between the Consortium members and recipients of HOME funding on an ongoing basis. Monitoring examples of the terms and conditions are: compliance with the timeframe of the agreement; rate of expenditures; eligibility of expenses; adequate documentation concerning income eligibility of homeowners; minimum and maximum subsidy limits; property eligibility; period of affordability; and compliance with other requirements of the HOME Program, such as Fair Housing and Equal Opportunity, Affirmative Marketing, Handicapped Accessibility, Lead Based Paint, etc.

The County will also ensure that IDIS activities are set up and closed properly and in a timely manner.

Inspections on Consortium projects will be performed on an ongoing basis to ensure completion of work before disbursement of funds and to make certain that the project is carried out in compliance with all local, state, and federal regulations, as well as housing quality standards.

Site visits on Consortium projects will be performed periodically to monitor compliance when construction triggers Federal Labor Standards requirements. Davis-Bacon interviews will be verified, payrolls will be reviewed, and follow-up will be provided when wage restitution is required.

If an activity involves acquisition, relocation, or displacement, monitoring will be performed to ensure compliance with the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended.

Brevard County, as the lead entity for the Consortium, will ensure that Community Development Housing Organizations (CHDO's) receiving HOME funds are certified to ensure they continue to meet the requirements for CHDO designation.

To assist with CHDO capacity building, all CHDO's will be required to attend a minimum of one training per year.

Monitoring of rental units funded with HOME will be performed on an annual basis to ensure renter incomes and rents comply with HOME program regulations.

Principal residency requirements will be spot monitored on a regular basis through a variety of means including written confirmation from homeowners who received HOME purchase and/or repair assistance.

Lead-based Paint

1. Describe the actions that will take place during the next year to evaluate and reduce the number of housing units containing lead-based paint hazards in order to increase the inventory of lead-safe housing available to extremely low-income, low-income, and moderate-income families, and how the plan for the reduction of lead-based hazards is related to the extent of lead poisoning and hazards.

Program Year 5 Action Plan Lead-based Paint response:

Response:

Actions to be undertaken during the Action Plan period are as described in the five-year Strategic Plan. The County's CDBG Program and the Consortium will continue to provide technical guidance on lead-based paint and asbestos requirements to CHDOs and non-profits accessing federal dollars for housing-related services and operations, demolitions, and other activities identified, and 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. Following the brochure review, the client is left with the brochure and asked to sign that they had been advised about the hazards of lead based paint.

HOUSING

Specific Housing Objectives

1. Describe the priorities and specific objectives the jurisdiction hopes to achieve during the next year.
2. Describe how Federal, State, and local public and private sector resources that are reasonably expected to be available will be used to address identified needs for the period covered by this Action Plan.

Program Year 5 Action Plan Specific Objectives response:

Response #1:

In Fiscal 2009-2010, the Brevard County Consortium plans to undertake the activities below:

SUMMARY OF 2009-2010 HOME FUNDED ACTIVITIES

MATRIX #	PROJECT NAME	FUNDING AMOUNT	PRIORITY NEED	OBJECTIVES	OUTCOMES	ACCOMPLISHMENT TYPE	ANNUAL NUMERIC GOAL
13	Down Payment Assistance	\$545,601	Housing	Improve access to affordable housing	Affordability/ Accessibility	Households	22
14A	Repair/Replacement Housing	\$218,126	Housing	Improve the quality of owner housing	Sustainability	Households	2
12, 14G, 01	CHDO Set-Aside	\$238,436	Housing And Rental Housing	Increase the availability of affordable owner and rental housing	Affordability/ Accessibility Sustainability	Housing Units Households	2
12, 14G, 01	Rental Housing	\$266,782	Rental Housing	Increase the supply of affordable rental housing	Affordability/ Accessibility Sustainability	Households	1
05J	Fair Housing	\$3,000	Fair Housing			People	50
01	Infill Housing	\$100,000	Housing	Improve access to affordable housing	Affordability Accessibility		1
05S	TBRA	\$78,346	Rental Housing	Improve access to affordable rental housing	Accessibility	Households	17
19A	HOME Program Administration	\$155,978	Planning and Administration	Improve the services for low/mod income persons	N/A	Other	N/A
Total HOME Funded Projects		\$1,606,269					

PRIORITY NEED #1: OWNER-OCCUPIED HOUSING NEEDS

Objective A: During the next year, the Brevard County Consortium will promote and facilitate opportunities to increase the availability of owner occupied housing for households with incomes at or below eighty percent (80%) Area Median Income (AMI), with priority given to opportunities that will assist households with incomes at or below fifty percent (50%) AMI, or to persons living in public housing, or who have section 8 vouchers, or persons who live in manufactured housing.

Proposed Accomplishments: Brevard County Consortium proposes to take affirmative marketing steps to ensure that eligible persons of all racial, ethnic, and gender groups living county-wide have a reasonable opportunity and access to funding made available through the first time home buyer program. The Consortium will also work collaboratively with eligible CHDO's and for-profit agencies to acquire infill lots, utilize NSP funding for home ownership, and construct or rehabilitate homes for ownership opportunities for eligible households. Brevard County Consortium will further support other means to foster homeownership opportunities, especially those involving the creation of public-private partnerships.

Sources of Funding: The Consortium will utilize funds available from the HOME Investment Partnership Program (HOME), Neighborhood Stabilization Program (NSP) Program, and the State Housing Initiative Partnership (SHIP) Program. Deferred loans will be made available to households with incomes at or below eighty percent (80%) of the median income. Through the SHIP program, a scheduled repayment loan made over a five (5) year period at zero percent interest will be available to households with incomes between eighty one percent (81%) and one hundred twenty percent (120%) of the median income. Priority will be given to households with incomes at or below fifty percent (50%) of the median income.

Objective B: During the next year, Brevard County Consortium will promote and facilitate opportunities to improve the quality of existing housing through rehabilitation and reconstruction for households with incomes at or below eighty percent (80%) AMI, with priority given to opportunities that will assist households with incomes at or below fifty percent (50%) AMI.

Proposed Accomplishments: The Consortium proposes to continue funding housing rehabilitation, reconstruction and weatherization activities for eligible homeowners.

Sources of Funding: Brevard County Consortium will utilize funds available from Florida's State Housing Initiatives Partnership (SHIP) Program for housing rehabilitation activities and HOME Investment Partnership Program funding for reconstruction activities. Weatherization funds and Hurricane assistance will come from Hurricane Wilma funds.

PRIORITY NEED #2: RENTAL HOUSING

Brevard County's HOME Consortium will continue to increase the supply of affordable rental housing (particularly for households earning fifty percent (50%) of the AMI or less). The Consortium will continue to work collaboratively with non-profit CHDOs and for-profit housing developers to improve the quality of existing rental housing and to create new rental housing opportunities. Assistance will also continue to be provided for utility and security deposits for persons at or below 50% AMI. Additionally, Brevard County Consortium will continue to support the development of additional rental units for low and moderate income residents throughout the County

utilizing the Brevard County Affordable Housing Ordinance and the incentives within, Tax Credits, and Tax Free Bonds. Tenant Based Rental Assistance (TBRA) will be provided through the City of Melbourne.

Objective A: During the next year, Brevard County HOME Consortium will work with for-profit and non-profit developers to promote and facilitate the acquisition, construction and rehabilitation of affordable rental housing units for households with incomes at or less than eighty percent (80%) of the AMI with priority given to persons at or below 50% AMI.

Proposed Accomplishment: Brevard County Consortium proposes to work collaboratively with for-profit and non-profit developers to rehabilitate or construct rental units. Priority will be given to households with incomes at or below fifty percent (50%) of the median income and those households with special needs.

Sources of Funding: Brevard County will utilize funds available from the Florida's State Housing Initiative Partnership Program (SHIP).

Objective B: During the year, Brevard County Consortium will work diligently to improve conditions related to access in affordable rental housing.

Propose Accomplishments: Brevard County HOME Consortium proposes to ensure that all housing activities undertaken are evaluated to ensure ADA compliance and access issues have been properly addressed where appropriate.

Sources of Funding: Brevard County Housing and Human Services Department and the HOME Consortium will utilize funds available from the federal Community Develop Block Grant (CDBG) and HOME Investment Partnership (HOME) Programs, Neighborhood Stabilization Program(NSP), and Florida's State Housing Initiatives Partnership (SHIP) Program.

PRIORITY NEED #3: LEAD BASED PAINT HAZARD MITIGATION

Brevard County and the HOME Consortium will continue to evaluate and reduce lead based paint hazards.

Objective A: During the next year, Brevard County and the HOME Consortium will work to ensure that appropriate housing activities are evaluated for lead-based paint hazards.

Proposed Accomplishment: Brevard County proposes to ensure that all appropriate housing activities are evaluated for lead-based paint hazard and mitigation activities undertaken when necessary. Educating clients is also included with the assistance.

Sources of Funding: Brevard County and the HOME Consortium will utilize funds available from the Federal HOME Investment Partnership and Community Development Block Grant (CDBG) Programs.

PRIORITY NEED #4: FAIR HOUSING

Brevard County's HOME Consortium and the CDBG program will continue to implement fair housing through education and awareness programs and activities. The Consortium members contracted with the Fair Housing Continuum to conduct tests throughout Brevard County concerning fair housing.

Objective A: During the next year, the Brevard County Consortium proposes to work collaboratively with the Fair Housing Continuum and other partners to ensure equal housing opportunities are available to all Brevard County residents.

Proposed Accomplishment: Brevard County proposes to work collaboratively with community partners to ensure that all Brevard County residents have equal housing opportunities.

Objective B: To promote activities that encourages fair housing and equal opportunity.

Proposed Accomplishments

1. Brevard County Consortium members plan to collaboratively fund a project in a designated low/mod area in Titusville, Gibson Park, which will have eleven units available for persons with disabilities on the first floor. They will all be wheel chair accessible. Funding includes \$825,000 in Brevard County HOME funds, \$160,000 CDBG funds from the City of Titusville, \$87,000 in funds from the Wilma grant provided by Brevard County, and \$100,000 in private funds. This will be a CHDO project with an emphasis on complying with Section 3 requirements.

2. Brevard County has accepted a proposal from a non profit, Homes for Independence, to purchase and rehabilitate four (4) condominiums to make them accessible for persons with disabilities that will be used as very low-income rentals. All four units are to be located near public transportation and services. Two (2) units will be located in central Brevard and two (2) units will be located in southern Brevard. Brevard County is contributing \$250,000 in HOME funds.

Sources of Funding: Brevard County and the HOME Consortium will utilize funds available from HOME and the Community Development Block Grant (CDBG) Programs and other sources within the Brevard County budget.

Needs of Public Housing

1. Describe the manner in which the plan of the jurisdiction will help address the needs of public housing and activities it will undertake during the next year to encourage public housing residents to become more involved in management and participate in homeownership.
2. If the public housing agency is designated as "troubled" by HUD or otherwise is performing poorly, the jurisdiction shall describe the manner in which it will provide financial or other assistance in improving its operations to remove such designation during the next year.

Program Year 5 Action Plan Public Housing Strategy response:

Response #1:

The Brevard County Consortium is served by two Public Housing Authorities, the Titusville Housing Authority which serves the City of Titusville and the Brevard Housing Authority which serves Cocoa, Melbourne and the unincorporated areas of Brevard County. Both Housing Authorities offer a variety of supportive activities including a self sufficiency program for its residents and residents are encouraged to participate in resident council meetings.

The 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:

- First Time Homebuyer classes will be offered along with down payment assistance to support homeownership to residents.
- Housing authority officials are invited to attend all Affordable Housing Council meetings and participate in annual action planning activities.
- Notify Housing Authority staff and residents of social service programs which would benefit residents
- Assist with families homeless and near homeless families with utility and security deposits enabling them to obtain housing.
- Assist Housing Authority staff with rehabilitation funds to renovate old affordable housing stock.

Brevard County Consortium will work with the Housing Authorities to inform residents about the HOME down payment assistance program and give priority to those households who are enrolled in the Housing Authority's homebuyer's class. Information will also be disseminated to manufactured housing parks informing of the down payment assistance program.

Response #2:

When a Public Housing Authority is deemed by HUD to be a "Troubled Agency" or otherwise is performing poorly, the County and the Consortium, with HUD's guidance and approval, will assist if requested, in the development of a Corrective Action Plan and assist with its implementation.

Barriers to Affordable Housing

1. Describe the actions that will take place during the next year to remove barriers to affordable housing.

Program Year 5 Action Plan Barriers to Affordable Housing response:

Response:

Brevard County and the HOME Consortium will work with their respective Planning and Zoning Departments to review and improve policies which affect affordable housing in their respective Comprehensive Plans as they undergo review during the upcoming year. The Consortium members will put into their Comprehensive Plan a mechanism to ensure that there is a procedure to review all new policies and procedures, ordinances and regulations affecting the cost of housing.

Other actions to address barriers to affordable housing will include:

- Implementation of housing assistance programs more fully described in specific housing objectives in this Action Plan- these programs are designed to make housing more affordable, create new housing opportunities and improve access to housing for low-income persons.

- Continuation of neighborhood revitalization activities in target areas—demolition, infrastructure improvements and code enforcement activities reduce neighborhood blight and create opportunities for affordable infill housing and improve the economic vitality of the affected areas.
- Implementation of expedited permitting for affordable housing as required by the State Housing Initiatives Partnership Program.
- Continuation of homebuyer education programs, fair housing education and related activities, and community outreach activities in order to increase public awareness of fair housing laws, encourage homeownership, and provide general information on the dangers of predatory lending.

Refer to the 2005-2010 Strategic Plan for background discussion of Barriers to Affordable Housing.

HOME/ American Dream Down payment Initiative (ADDI)

1. Describe other forms of investment not described in § 92.205(b).
2. If the participating jurisdiction (PJ) will use HOME or ADDI funds for homebuyers, it must state the guidelines for resale or recapture, as required in § 92.254 of the HOME rule.
3. If the PJ will use HOME funds to refinance existing debt secured by multifamily housing that is that is being rehabilitated with HOME funds, it must state its refinancing guidelines required under § 92.206(b). The guidelines shall describe the conditions under which the PJ will refinance existing debt. At a minimum these guidelines must:
 - a. Demonstrate that rehabilitation is the primary eligible activity and ensure that this requirement is met by establishing a minimum level of rehabilitation per unit or a required ratio between rehabilitation and refinancing.
 - b. Require a review of management practices to demonstrate that disinvestments in the property has not occurred; that the long-term needs of the project can be met; and that the feasibility of serving the targeted population over an extended affordability period can be demonstrated.
 - c. State whether the new investment is being made to maintain current affordable units, create additional affordable units, or both.
 - d. Specify the required period of affordability, whether it is the minimum fifteen (15) years or longer.
 - e. Specify whether the investment of HOME funds may be jurisdiction-wide or limited to a specific geographic area, such as a neighborhood identified in a neighborhood revitalization strategy under 24 CFR 91.215(e)(2) or a federally designated Empowerment Zone or Enterprise Community.
 - f. State that HOME funds cannot be used to refinance multifamily loans made or insured by any federal program, including CDBG.
4. If the PJ is going to receive American Dream Down payment Initiative (ADDI) funds, please complete the following narratives:
 - a. Describe the planned use of the ADDI funds.

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- b. Describe the PJ's plan for conducting targeted outreach to residents and tenants of public housing and manufactured housing and to other families assisted by public housing agencies, for the purposes of ensuring that the ADDI funds are used to provide down payment assistance for such residents, tenants, and families.
 - c. Describe the actions to be taken to ensure the suitability of families receiving ADDI funds to undertake and maintain homeownership, such as provision of housing counseling to homebuyers.

Program Year 5 Action Plan HOME/ADDI response:

Response #1:

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

Response #2:

Brevard County Consortium will implement all actions associated with the American Dream Down payment Initiative (ADDI) program for the HOME Consortium. The program will follow all of the applicable HOME Homebuyer policies utilized by the County's First Time Homebuyer policy, which incorporates the HOME recapture rule as required by 24CFR Part 92.254.

Response #3:

Brevard County Consortium has no plans to use HOME funds to refinance existing debt secured by multifamily housing that is being rehabilitated with HOME funds.

Response #4:

HOME program funds will be used as down payment assistance within Brevard County Consortium's existing down payment assistance programs for low-income families, who are first-time homebuyers, purchasing a single-family home that serves as the family's principal residence.

All first time home buyers are required to attend the Consortium's FTHB class, facilitated by Community Housing Initiatives, and receive a certificate of completion, which covers all aspects of the home buying process. Most important, the homebuyer receives support throughout the process, which also includes staff support in the inspection process and underwriting review.

Specific Homeless Prevention Elements

1. Sources of Funds—Identify the private and public resources that the jurisdiction expects to receive during the next year to address homeless needs and to prevent homelessness. These include the McKinney-Vento Homeless Assistance Act programs, other special federal, state and local and private funds targeted to homeless individuals and families with children, especially the chronically homeless, the HUD formula programs, and any publicly-owned land or property. Please describe, briefly, the jurisdiction's plan for the investment and use of funds directed toward homelessness.
2. Homelessness—In a narrative, describe how the action plan will address the specific objectives of the Strategic Plan and, ultimately, the priority needs identified. Please also identify potential obstacles to completing these action steps.
3. Chronic homelessness—The jurisdiction must describe the specific planned action steps it will take over the next year aimed at eliminating chronic homelessness by 2012. Again, please identify barriers to achieving this.
4. Homelessness Prevention—The jurisdiction must describe its planned action steps over the next year to address the individual and families with children at imminent risk of becoming homeless.
5. Discharge Coordination Policy—Explain planned activities to implement a cohesive, community-wide Discharge Coordination Policy, and how, in the coming year, the community will move toward such a policy.

Program Year 5 Action Plan Special Needs response:

Response #1:

Brevard County is the lead agency for the Brevard Continuum of Care Coalition (BCoCC). The BCoCC annually submits an Exhibit 1 in response to the HUD Notification of Funding Availability (NOFA) for Continuum of Care Homeless Housing Assistance Programs, part of the McKinney-Vento Homeless Assistance Act. The Exhibit 1 also serves as the annual plan for accessing federal, state, local, and private funds to assist the homeless and to provide for homeless prevention activities. Eight (8) BCoCC member agencies will individually submit applications to the Florida Department of Children and Families (DCF) Emergency Shelter Grant Request for Proposals. Agencies will collectively submit as the BCoCC applications to DCF for the Homeless Challenge Grant and the Homeless Housing Assistance Grant.

In 2009 Catholic Charities of Central Florida (a member of the BCoCC) will apply to a Boeing grant requesting funding to assist at least five (5) faith-based agencies receive technical assistance, upgraded Internet access, computer equipment, and funding for costs associated with becoming members of the Homeless Information Management System (HMIS). Many faith-based communities and churches provide services and financial assistance to persons who are homeless or are at risk of homelessness. By integrating them into HMIS, scarce resources can be managed by

reduction of duplication of assistance to the same households and increasing available resources for referrals.

Response #2:

HOME funds will be advertised for availability during the plan year. Priority consideration will be placed on projects that support the increase of housing units for individuals and families with children exiting homelessness from transitional housing. Brevard County will request multi-family projects to set-aside six percent (6%) of units for individuals and families with children exiting transitional housing into permanent housing. Of the set-aside, fifty percent (50%) will be designated for homeless households at thirty percent (30%) or below of the AMI, the remaining fifty percent (50%) will be designated for homeless households up to fifty percent (50%) of the AMI. Referrals for the set-aside units will only be accepted from transitional housing programs with active membership in the BCoCC.

Using the set-aside formula for permanent housing for persons exiting homelessness, affordable housing would be made available to clients successfully completing transitional housing programs. One of the barriers for the homeless is the availability of affordable, safe, and decent housing. Lack of such housing often forces individuals and families back into a cycle of homelessness. The set-aside will provide an open door for them to exit homelessness, and close the door to re-entry into homelessness. This will allow transitional housing providers an opportunity to provide successful exiting of clients into self-sufficiency and assist in vacating units at a faster rate to help a greater number of homeless persons in the course of their program year.

Some of the obstacles to this program would include the need to deeply subsidize units, especially the set-asides for those at or below thirty percent (30%) of the AMI. Additionally, the NIMBYism of neighborhoods surrounding affordable housing projects may preclude the construction of the project.

Response #3:

On December 7, 2004, the Brevard County Board of County Commissioners approved the Ten-Year Plan to Eliminate Chronic Homelessness. Seven (7) barriers were identified that affect the chronically homeless from breaking the cycle of homelessness.

Brevard County, through the BCoCC, places emphasis on homeless projects that will support a goal toward the elimination of chronic homelessness. Persons who are chronically homeless include a permanent disability as a barrier to self-sufficiency, and as such usually require more in-depth services than traditionally offered by the social services available and as such there is a reluctance of some agencies from participating in such programs. Some agencies may not be able to do so due to the nature of their program's designs. Others may not because of the intense case management involved and the lack of enough funding to staff such programs. Traditionally, many social service agencies have difficulty accessing funding for staffing. The intense case management involved may be cost prohibitive for some agencies. Through the BCoCC grants application process to state grants, agencies will be encouraged to serve chronically homeless persons with the addition of bonus points for projects directing part or all assistance on the chronically homeless.

Additionally, affordable rental housing projects assisted through the jurisdiction will encourage funded agencies to offer available housing to chronically homeless receiving assistance from BCoCC member agencies.

Response #4:

Through the Brevard County Community Action Team, several programs are in place to prevent individuals and families with children at imminent risk of becoming homeless. Assistance is funded through multiple sources such as the SHIP program and local general revenue funds. These programs include: the Utility and Security Deposit program which provides up to eight hundred fifty dollars (\$850) per household for security and utility deposits to obtain permanent, affordable rental housing. The Community Action Team also helps with food vouchers; prescription assistance; transportation assistance; rent/mortgage assistance; and utility payment assistance through the use of general funds. CDBG public service funds provide prescription assistance to indigent individuals through the Central Brevard Sharing Center.

Response #5:

The BCoCC includes in its membership institutional agencies with discharge policies. The BCoCC leadership has contacted agencies that are not members, such as the Brevard County jails, and medical facilities to initiate discussions on discharge policies. Research has determined they all have a discharge policy and have working relationships with various members of the BCoCC. BCoCC members in receipt of 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.

Emergency Shelter Grants (ESG)

(States only) Describe the process for awarding grants to State recipients, and a description of how the allocation will be made available to units of local government.

Program Year 5 Action Plan ESG response: N/A

COMMUNITY DEVELOPMENT

Community Development

1. Identify the jurisdiction's priority non-housing community development needs eligible for assistance by CDBG eligibility category specified in the Community Development Needs Table (formerly Table 2B), public facilities, public improvements, public services, economic development, neighborhood capacity building and technical assistance.
2. Identify specific long-term and short-term community development objectives (including economic development activities that create jobs), developed in accordance with the statutory goals described in section 24 CFR 91.1 and the primary objective of the CDBG program to provide decent housing and a suitable living environment and expand economic opportunities, principally for low- and moderate-income persons.

*Note: Each specific objective developed to address a priority need, must be identified by number and contain proposed accomplishments, the time period (i.e., one, two, three, or more years), and annual program year numeric goals the jurisdiction hopes to achieve in quantitative terms, or in other measurable terms as identified and defined by the jurisdiction.

Program Year 5 Action Plan Community Development response:

Response #1: The County has identified seven (7) neighborhood strategy areas that are located throughout the county where each neighborhood meets the definition as defined by HUD of a low/mod area (LMA). It is the County's vision to revitalize each of these neighborhoods in ways that will render the neighborhood strategy areas ineligible as a low/mod area. Four (4) neighborhoods have completed Action Plans, the fifth community (Sharpes Strategy Area) is in the process of completing their plan and getting approval by Board of County Commissioners later this year.

Based on the outcomes of these extensive planning processes with the neighborhoods, community surveys, technical assistance and capacity building training, and meetings with; special needs groups, leadership forum, and citizen input at public hearings, below is a summary of the main priorities of the non-housing community development needs.

NON-HOUSING COMMUNITY DEVELOPMENT PRIORITIES Funding Type: CDBG	PRIORITY
GOAL 1: PUBLIC FACILITIES <u>Objectives</u> <ol style="list-style-type: none"> 1. Improve quality/increase quantity of neighborhood facilities serving LMI persons 2. Improve quality/increase quantity of facilities that benefit LMI Youth 3. Improve quality/increase quantity of facilities that benefit seniors and the elderly 	High
GOAL 2: INFRASTRUCTURE <u>Objectives</u> <ol style="list-style-type: none"> 1. Improve quality/increase quantity of public improvements that benefit LMI 	High
GOAL 3: ECONOMIC DEVELOPMENT <u>Objectives</u> <ol style="list-style-type: none"> 1. Improve economic opportunities for LMI 	High
GOAL 4: PUBLIC SERVICES <u>Objectives</u> <ol style="list-style-type: none"> 1. Improve services for LMI persons 2. Improve services for LMI youth 3. Improve services for LMI seniors and the elderly 4. Improve services for disabled adults 	High
GOAL 5: DEMOLITION & CLEARANCE <u>Objectives</u> <ol style="list-style-type: none"> 1. Continue to carry out demolition and clearance activities in an effort to reduce/eliminate slum and blighted conditions. 2. Reduce street and drainage littering. 	High
GOAL 6: LAND ACQUISITION <u>Objectives</u> <ol style="list-style-type: none"> 1. Expand land acquisition opportunities in order to increase the supply of affordable housing for low to moderate-income residents. 	High
GOAL 7: TECHNICAL ASSISTANCE AND CAPACITY BUILDING FOR NEIGHBORHOOD ORGANIZATIONS AND NON-PROFIT AGENCIES <u>Objectives</u> <ol style="list-style-type: none"> 1. Continue to provide technical assistance and capacity building services to neighborhood organizations carrying out neighborhood revitalization activities within the County's identified neighborhood strategy areas. 	High
GOAL 8: CRIME PREVENTION, NUISANCE & SAFETY NEED <u>Objectives</u> <ol style="list-style-type: none"> 1. Improve street lighting and sidewalks 2. Remove and renovate vacant buildings 	High

Response #2: Our short term community development objectives are to identify properties within our strategy areas, which are available and ready to be developed for affordable housing. Long term is to identify all infill properties in the strategy areas suitable for low/mod income homeowners and work with our CHDOs to develop these properties. As we have identified the need for economic development in the strategy areas the staff plans to identify and attend appropriate training in this area. Our short-term objectives for public facilities are to identify strategy areas in need of public facilities. Our long-term objectives for public facilities are to ensure strategy areas have public facilities to provide the services and activities for residents in our strategy area. The short-term objective for infrastructure is to provide infrastructure projects that serve the individuals in those areas and to improve their quality of life. The long-term objective is to ensure strategy areas have infrastructure and to ensure strategy areas have potable water and sanitary sewer systems to improve health and safety conditions within the community. The short-term objective for economic development is to assess areas for economic development projects to include housing and community benefit. The long-term objective for economic development is to provide jobs and housing opportunities for low to moderate income residents and enhance the community. The short-term objective for public services to provide for health and safety concerns, education, personal development needs for low to moderate income residents. The long-term objective for public services is to enhance the quality of life for low to moderate residents and increase opportunities for sustainability and self-sufficiency. The short-term objective for demolition is to demolish twelve (12) structures within the designated areas in Brevard County. The long-term objective for demolition is to eliminate slum and blight conditions and increase the safety of families living near unsafe structures. The short-term objective for capacity-building will provide technical assistance and capacity-building training for neighborhood organizations in the strategy areas. The long-term objective is to increase self-sufficient communities with abilities to seek and implement funding for needed services. The short-term objective for land acquisition will identify and purchase properties for infill development. The long-term objective is to provide affordable, decent, safe, and sanitary housing for low to moderate-income residents. The short-term objective for crime prevention is to replace and install lighting and sidewalks as a safe means of transitioning within low to moderate-income areas. The long-term objective is to enhance the quality of life and safety for families residing in low to moderate income areas.

In fiscal year 2009-2010, Brevard County's CDBG Program will undertake the activities below.

**BREVARD COUNTY
SUMMARY OF 2009-2010 CDBG FUNDED ACTIVITIES**

MATRIX #	PROJECT NAME	FUNDING AMOUNT	OBJECTIVE	OUTCOME	PRIORITY NEED	ACCOMPLISHMENT TYPE	ANNUAL NUMERIC GOAL
5	Cuyler Community Learning Center	\$54,529	Suitable Living Environment	Sustainability	Public Services	People	400
5	Central Brevard Sharing Center	\$45,441	Suitable Living Environment	Sustainability	Public Services	People	345
5	Friendship Community Development	\$79,521	Suitable Living Environment	Sustainability	Public Services	People	240
5	Child Care Association of Brevard	\$47,713	Suitable Living Environment	Sustainability	Public Services	People	205
5	Rockledge Youth Football & Cheerleading	\$5,986	Suitable Living Environment	Sustainability	Public Service	People	280
3	Sharpes Community Center	\$300,000	Suitable Living Environment	Availability/Accessibility	Public Facilities & Improvements	People	5,190
02	Demolition	\$80,000	Suitable Living Environment	Sustainability	Other	People	15
03F	West Cocoa Pocket Park	\$75,000	Suitable Living Environment	Availability/Accessibility	Public Facility	People	1981
03N	West Cocoa Beautification	\$85,000	Suitable Living Environment	Availability/Accessibility	Tree Planting	People	1981
03L	Brophy Street Sidewalk	\$100,000	Suitable Living Environment	Availability/Accessibility	Infrastructure	People	1981
03I	Short Street Drainage	\$139,941	Suitable Living Environment	Availability/Accessibility	Infrastructure	People	1981
03K	West Cocoa Speed Humps	\$50,000	Suitable Living Environment	Availability/Accessibility	Infrastructure	People	1981
03F	West Cocoa Multi Purpose Room	\$130,553	Suitable Living Environment	Availability/Accessibility	Public Facility	People	1981
03F	Mims Exercise Room	\$50,000	Suitable Living Environment	Availability/Accessibility	Public Facility	People	2829
	CDBG Program Administration	\$310,939	Suitable Living Environment	Availability/Accessibility Sustainability	Administration	Other	N/A
Total CDBG Funded Projects		\$1,554,605					

Antipoverty Strategy

1. Describe the actions that will take place during the next year to reduce the number of poverty level families.

Program Year 5 Action Plan Antipoverty Strategy response:

Response:

The emphasis in Brevard County is to help people rise out of poverty, rather than merely ease their situation temporarily. Although essential short-term direct aid such as emergency food and shelter is provided, the thrust of the County strategy is to address poverty's root causes and assist people in becoming self-sufficient in the long-term.

Examples of programs that directly influence people's ability to escape poverty include education, job training, small business development and assistance, job placement services, housing advocacy, homelessness prevention, and rental and homeownership assistance. Projects that indirectly affect poverty include those that upgrade the community and provide transportation and childcare services that help people access employment services.

In addition to supporting community-wide efforts as described above, 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. These include support for a childcare subsidy program for the working poor administered by the Brevard County Child Care Association, Inc., the South Brevard Women's Center, the Brevard Continuum of Care Coalition, Habitat for Humanity, Friendship Community Development, Cuyler Community Learning Center, Rockledge Youth Football and Cheerleading, Central Brevard Sharing Center, the Brevard County Housing Authority, The Housing Authority of the City of Titusville, Coalition for the Hungry and Homeless, Consumer Credit Counseling, the Salvation Army, and North Brevard Charities.

Additionally, Brevard County Housing and Human Services and the Consortium works in partnership with many for profit and non-profit developers utilizing SHIP and HOME funding to expand housing opportunities for residents living in poverty situations. Brevard County Housing and Human Services also administers a security and utility deposit program for individuals experiencing short-term problems with housing.

NON-HOMELESS SPECIAL NEEDS HOUSING

Non-homeless Special Needs (91.220 (c) and (e))

1. Describe the priorities and specific objectives the jurisdiction hopes to achieve for the period covered by the Action Plan.
2. Describe how Federal, State, and local public and private sector resources that are reasonably expected to be available will be used to address identified needs for the period covered by this Action Plan.

Program Year 5 Action Plan Specific Objectives response:

Response #1:

Brevard County plans to coordinate it's efforts with the HOME Consortium, CHDO's, and other developers to construct and/or rehabilitate and make affordable housing units for persons identified with mental illness, physical and mental disabilities, frail elderly, substance abuse, and HIV/AIDS.

Response #2:

Brevard County Consortium will issue an RFP requesting proposals to develop and operate units for special needs persons identified in the community based upon the various funding sources available. Proposals will be selected on a cost per unit basis, available support services, location, and proof and support of actual need.

Housing Opportunities for People with AIDS

1. Provide a brief description of the organization, the area of service, the name of the program contacts, and a broad overview of the range/type of housing activities to be done during the next year.
2. Report on the actions taken during the year that addressed the special needs of persons who are not homeless but require supportive housing, and assistance for persons who are homeless.
3. Evaluate the progress in meeting its specific objective of providing affordable housing, including a comparison of actual outputs and outcomes to proposed goals and progress made on the other planned actions indicated in the strategic and action plans. The evaluation can address any related program adjustments or future plans.
4. Report on annual HOPWA output goals for the number of households assisted during the year in: (1) short-term rent, mortgage and utility payments to avoid homelessness; (2) rental assistance programs; and (3) in housing facilities, such as community residences and SRO dwellings, where funds are used to develop and/or operate these facilities. Include any assessment of client outcomes for achieving housing stability, reduced risks of homelessness and improved access to care.

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5. Report on the use of committed leveraging from other public and private resources that helps to address needs identified in the plan.
 6. Provide an analysis of the extent to which HOPWA funds were distributed among different categories of housing needs consistent with the geographic distribution plans identified in its approved Consolidated Plan.
 7. Describe any barriers (including non-regulatory) encountered, actions in response to barriers, and recommendations for program improvement.
 8. Please describe the expected trends facing the community in meeting the needs of persons living with HIV/AIDS and provide additional information regarding the administration of services to people with HIV/AIDS.
 9. Please note any evaluations, studies or other assessments that will be conducted on the local HOPWA program during the next year.

Program Year 5 Action Plan HOPWA response:

Specific HOPWA Objectives

Describe how Federal, State, and local public and private sector resources that are reasonably expected to be available will be used to address identified needs for the period covered by the Action Plan.

Program Year 5 Specific HOPWA Objectives response:

Response:

The United Way of Brevard County administers the HOPWA program in Brevard County. HOPWA is grant funded by the Florida State Department of Health. The United Way serves as the lead entity and fiscal agent, and subcontracts to Comprehensive Health Care, Project Response, and the Brevard County Health Department for case management services. The case managers provide services to families and when applicable access HOPWA funds to provide assistance in the form of rent, short-term housing, utilities, and mortgage assistance.

Other Narrative

Include any Action Plan information that was not covered by a narrative in any other section.

Affirmatively Furthering Fair Housing

Analysis of Fair Housing Impediments

Updated in 2008, the Brevard County's CDBG Program and the HOME Consortium's Analysis of Impediments to Fair Housing (AI) cover all of the jurisdictions.

The County's CDBG Program and the HOME Consortium recognize the following impediments and propose a number of actions to address them.

Impediment

- Low levels of public awareness of fair housing laws

Actions

- Partner with the Brevard County HOME Consortium to promote public awareness of fair housing and share information about fair housing in collaboration with fair housing advocacy and enforcement groups
- Incorporate fair housing education into homebuyer programs funded by the County
- Make information flyer on fair housing available to the public at various locations

Impediment

- Limited supply of workforce/affordable housing countywide

Action

- Provide assistance to very low and low income homeowners and renters directly or through affordable housing providers to reduce housing cost burden

Impediment

- Predatory lending

Action

- Provide education and counseling to homeowners assisted under Consortium housing programs of the dangers of predatory lending

Impediment

- Discrimination Based Upon Income Level Pertaining to Conventional Home Purchase Loans

Action

- The Consortium will take steps to strengthen its commitment to implementing educational Home Mortgage Lending courses designed to eliminate mortgage lending practices that discriminate against very low-income and low-income conventional home loan applicants.

Impediment

- Potential fair housing discrimination against Hispanics due to their overall percentage gains in the City of Palm Bay as an ethnic group.

Action

- Continue with fair housing affirmative marketing programs directed to the Hispanic community by the continued circulation of the Hispanic (Spanish Language) Fair Housing Brochure in the community at such locations as City Hall and the Palm Bay Chamber of Commerce. Also, contract with the Fair Housing Continuum to conduct testing in Palm Bay with an emphasis on National Origin.

During 2009-2010, County and Consortium staff will continue to work with the Fair Housing Continuum, Inc. to implement fair housing activities. The County will also support the Fair Housing Continuum in its pursuit of federal fair housing grants. The Fair Housing Continuum, a local nonprofit fair housing agency, provides fair housing education workshops to help parties negotiate settlements and come to agreement; makes presentations to protected class groups and associations; investigates formal housing discrimination complaints; and implements and conducts investigation tests.

Information on County housing programs and fair housing law will continue to be available on the County's web page and in a fair housing brochure. Fair housing education continues to be an important component of Consortium-funded homebuyer education programs.

The Consortium will continue operation of all of its housing assistance programs in a manner that encourages minorities as well as persons with disabilities and other members of protected classes to utilize the programs to meet their housing needs. The HOME Consortium will use affirmative marketing practices in soliciting owners/renters, determining eligibility and concluding all transactions.

Public Comments

The following is a summary of citizen comments or views to be included in the Action Plan:

Public Comments: January 23, 2009 – Public Hearing #1 in Palm Bay

- Sondra Karwel and Sandra Karwel who reside in N.E. Palm Bay at 1142 Bianca Drive presented their strong objections to a neighborhood (Twin Lakes) park constructed in FY 07/08 that included play-ground equipment, a bar-b-cue, park benches and a shelter that was funded with CDBG funds and placed across the street from their home. The sisters believe that the park is inappropriate for the neighborhood because they feel the demographics do not support having playground equipment for children. They stated that over the past several months that the park has attracted both adolescents/ juveniles that are part of a negative element (smoking/drinking/carousing at late hours/loud disruptive noise and behavior) that, the sisters stated, is being created by the park. Additionally, because the park is in close proximity to Goode Park which is a community park with boat ramps, that boaters going to and from Goode Park are stopping off at Twin Lakes Park with their boats in tow to let their children play at the playground as well as to utilize the bar-b-cue facilities an attraction, they argue, that is not intended for by a neighborhood park.
- Richard Spellman, president of the Northeast Organization of Neighbors (NEON) association attended the meeting in support of Sondra and Sandra Karwel's claims. Mr. Spellman also inquired if Glenn Morris, Administrator of Housing And Neighborhood Development Services (HANDS), would be at their association meeting on February 9, 2009 to discuss the City's NSP program of foreclosed properties to residents in the association. Mr. Morris confirmed that he would be in attendance.
- Jim Tapp, who resides at 132 Kyle Court, N.E. in Palm Bay, wished the City to look into developing a facility/park. Although City parks conform with ADA requirements Jim would like to see a park with apparatus for handicapped children and with programs available for the handicapped. Mr. Tapp stated that he is currently working on a project with Brevard County, but would also like to see the City of Palm Bay develop such a park.
- Carl Wannamaker of 921 Pellam Road, N.W. inquired as to the limits for funding public service agencies. The Technical Capacity Building (public service) guidelines were discussed regarding the eligible amounts that public service agencies may apply for in each succeeding year.
- Ann Patrick from the Child Care Association was there to affirm the well run public service program conducted by the HANDS division.

Public Comments: March 2, 2009 – Public Hearing #2 in Palm Bay

- Linda Walro of Daily Bread of Life, Inc. (DBL) asked if the City of Palm Bay had a Foreclosure Prevention Program. Bill Pehaim from HANDS informed Ms. Walro that the City does have such a program under the State Housing

Initiatives Partnership (SHIP) Local Housing Assistance Plan (LHAP) however the program is not currently funded. Mr. Pehaim did give Ms. Walro the name of Dorinda Christian at the County and her contact phone number of 633-2076. Linda Walro also inquired about the other three public service agencies that were being recommended for funding that were not present the evening to make oral presentations before the Community Development Advisory Board (CDAB). Bill Pehaim explained to her that City Council several years prior had mandated that the Child Care Association, the Police Athletic League and the Public Safety Officer were to automatically receive funding each and every year. Linda Walro inquired if DBL could qualify for a economic development grant. Mr. Pehaim explained to her that if DBL does not receive the public service funding she has been recommended to receive, that she could look into applying for an Economic Development grant. Lastly, Linda inquired how long the FY 09/10 Action Plan would be on review for public comments at City Hall, HANDS and the two public libraries. Bill Pehaim explained that public comments could be made until 5:00 p.m. on April 1, 2009 which is the end of the 30 day comment period.

- Barry Walro asked if Daily Bread of Life, Inc. would qualify as a CHDO because they ran a transitional housing project? Mr. Pehaim replied that CHDOs were actually the organizations responsible for developing the transitional or multi-family housing for low to moderate-income people and while they may also operate the facility that the funds were intended primarily to develop housing. Bill Pehaim also gave Mr. Walro the name of Sam Dettra at the County and his phone number of 633-2076 if his organization was interested in becoming a CHDO.
- Danny Consillio of Daily Bread of Life, Inc. inquired if the City's Rental Occupancy Assistance Program was intended to pay rent or to help very low income people get into decent, safe and sanitary housing? Mr. Pehaim explained to him that the program was developed to pay electric, gas, water and sewer deposits to assist very-low income people in securing decent, safe and sanitary housing. Mr. Consillio also inquired as to how people would apply for the Rental Occupancy Assistance Program and Bill Pehaim informed him that an applicant could call the South Brevard Sharing Center in Palm Bay, the non-profit that administers the program for the City.
- Frank Pollard of 480 Mercer Drive, N.E. asked how long it took first-time homebuyers to complete the approval process. Bill Pehaim explained to him that pre-qualification was actually completed over the phone before the applicant was asked to come in to complete the income eligibility process and that the entire process including home ownership pre-counseling would probably take approximately three months to complete. However a lot would depend on the ability of the applicant to find an eligible single-family home to purchase, and a mortgage lender to finance. Mr. Pollard also asked how long it would be before the homeowner could sell the home. It was explained to him that because of the flipping that had occurred two to three years ago that the homeowner would have to stay in the home for thirty years and that if the home were sold prior to that period that the homeowner would have to repay the assistance along with the same percentage of the assistance on any funds received as a profit from the sale of the home. Mr. Pollard also asked if the assistance was recorded as a lien on the property. Mr. Pehaim responded that yes, the City takes out a lien on the property taking second position to

the primary mortgage lender. Frank also inquired if the City was currently doing home rehabilitation projects and Mr. Pehaim told him that the City has an on-going housing rehab. program that is funded with SHIP dollars. Mr. Pollard then asked whom it could contact to become an approved contractor for the City's program. Bill Pehaim gave him the name of Bob Williams who handles the HANDS housing rehab. program and a contact phone number of 952-3429.

Public Comments or Views in the City of Titusville:

- Housing was a high priority- demolition of substandard housing, new construction of affordable housing, and rehab of existing older homes;
- More affordable rental unit- help with repair on existing rental units, new construction of rental units, and assistance with rental payments;
- Home modifications for the disabled and public housing improvements;
- Infrastructure and neighborhood improvements was a high priority- presently there are still a number of unpaved streets in the target areas making it difficult for emergency services to be delivered to those areas;
- Emergency and transitional housing for the homeless, veterans, women with children, and special needs;
- Quality of life issues were addressed and determined to be a priority need for the target areas. Many of the residents expressed concern with the overwhelming amount of trash in the target areas, which contributes to the deteriorating appearance of the communities. In addition, the target areas need improved landscaping to enhance the visual appearance of the area. An overall beautification effort for the target areas is a major concern to help enhance the physical appearance of the community;
- Transportation- mostly lack of public transportation;
- Code Enforcement- neighborhood protection, smoke detectors, and lead paint hazard screenings;
- Need for more greenways, sidewalks, and bike paths;
- Economic development- need for more jobs and job training opportunities;
- Affordable child care- after school programs;
- Elderly/Senior Services- food banks/food programs, prescription drug purchase assistance, adult day care services, financial counseling, and drug/alcohol treatment; assisted living facilities;
- Domestic violence shelters