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# Brevard County HOME Consortium 2022-2026 Consolidated Plan

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**Brevard County HOME Consortium:**

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

Prepared by



THE **CLOUDBURST** GROUP

# Table of Contents

<b>Executive Summary</b> .....	<b>1</b>
ES-05 Executive Summary.....	1
<b>The Process</b> .....	<b>9</b>
PR-05 Lead & Responsible Agencies.....	9
PR-10 Consultation.....	10
PR-15 Citizen Participation .....	19
<b>Needs Assessment</b> .....	<b>24</b>
NA-05 Overview.....	24
NA-10 Housing Needs Assessment.....	26
NA-15 Disproportionately Greater Need: Housing Problems.....	43
NA-20 Disproportionately Greater Need: Severe Housing Problems .....	50
NA-25 Disproportionately Greater Need: Housing Cost Burdens .....	56
NA-30 Disproportionately Greater Need: Discussion.....	60
NA-35 Public Housing .....	63
NA-40 Homeless Needs Assessment.....	71
NA-45 Non-Homeless Special Needs Assessment.....	77
NA-50 Non-Housing Community Development Needs.....	81
<b>Market Analysis</b> .....	<b>83</b>
MA-05 Overview .....	83
MA-10 Housing Market Analysis: Number of Housing Units.....	84
MA-15 Housing Market Analysis: Cost of Housing .....	88
MA-20 Housing Market Analysis: Condition of Housing .....	95
MA-25 Public and Assisted Housing.....	101
MA-30 Homeless Facilities and Services.....	105
MA-35 Special Needs Facilities and Services .....	108

MA-40 Barriers to Affordable Housing .....	110
MA-45 Non-Housing Community Development Assets .....	111
MA-50 Needs and Market Analysis Discussion.....	122
MA-60 Broadband Needs of Housing Occupied by Low- and Moderate-Income Households .....	126
MA-65 Hazard Mitigation .....	128
<b>Strategic Plan.....</b>	<b>130</b>
SP-05 Overview .....	130
SP-10 Geographic Priorities.....	134
SP-25 Priority Needs - 91.415, 91.215(a)(2).....	136
SP-30 Influence of Market Conditions .....	139
SP-35 Anticipated Resources .....	141
SP-40 Institutional Delivery Structure.....	145
SP-45 Goals - 91.415, 91.215(a)(4).....	149
SP-50 Public Housing Accessibility and Involvement.....	153
SP-55 Strategic Plan Barriers to Affordable Housing.....	155
SP-60 Homelessness Strategy .....	157
SP-65 Lead-based Paint Hazards .....	159
SP-70 Anti-Poverty Strategy.....	160
SP-80 Monitoring .....	160
<b>Action Plan.....</b>	<b>162</b>
AP-15 Expected Resources - 91.420(b), 91.220(c)(1,2) .....	162
AP-20 Annual Goals and Objectives.....	165
AP-35 Projects .....	169
AP-35 Projects .....	170
AP-50 Geographic Distribution.....	176

AP-55 Affordable Housing..... 178

AP-60 Public Housing..... 179

AP-65 Homeless and Other Special Needs Activities..... 181

AP-75 Barriers to Affordable Housing..... 183

AP-85 Other Actions..... 184

AP-90 Program Specific Requirements..... 186

# Executive Summary

## ES-05 Executive Summary

*24 CFR 91.200(c), 91.220(b)*

### **Introduction**

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

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

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

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

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

### **Summary of the objectives and outcomes identified in the Plan**

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

**Table 1: Consolidated Plan Priority Needs**

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

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

**Table 2: Strategic Plan Goals**

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

Goal	Description
<b>Expand and Preserve Affordable Owner Housing</b>	Provide housing stock that is available and affordable for low- and moderate-income households to purchase. The kinds of projects expected to support this goal will be homeowner purchase assistance, housing rehabilitation, and new construction of units available for purchase.
<b>Increase Capacity of CHDO Partners</b>	Support for the local Community Housing Development Organizations (CHDO) partners is critical for the short-term development and long-term provision of affordable housing. Projects under this goal will provide funds for operating expenses for CHDOs to sustain and increase their capacity.
<b>Expand Fair Housing</b>	Administer fair housing services for the HOME Consortium. Funded projects under this goal may support fair housing training, education, fair housing testing, and advertising organizations that can address fair housing complaints or issues.
<b>Improve Low/Moderate Income Neighborhoods</b>	Enhance community infrastructure and facilities to provide a sustainable and future equitable growth. Some types of projects that will achieve this goal are water and sewer line improvements, the removal of slum and blight, road, and drainage improvements, improving parks, community centers, and recreation facilities.
<b>Provide Human Services</b>	Address the service needs of the community, especially seniors, youth, and those experiencing homelessness. Some example projects that work to achieve this goal will be funding community kitchens, meal programs, education programs, and those homeless service providers offering direct care to households.
<b>Administration</b>	Provide resources to manage and implement the programs described in this Consolidated Plan. This goal will supply funds to pay for staff to ensure adequate capacity, oversee programs, and meet regulatory requirements.

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



**Table 3: Goals, Funding, and Expected Outcomes**

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

## **Evaluation of past performance**

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

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

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

### **CDBG**

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

### **HOME**

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

## **Summary of citizen participation process and consultation process**

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

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

### **Surveys**

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

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

## Stakeholder & Resident Meetings

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

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

- ***Key Informant Interviews***

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

**Summary of public comments**

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

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

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

**Summary**

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

# The Process

## PR-05 Lead & Responsible Agencies

91.200(b)

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

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

**Table 4: Responsible Agencies**

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

### **Narrative**

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

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

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## PR-10 Consultation

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

### **Introduction**

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

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

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

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

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

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

Members of the Continuum of Care (CoC) were invited to attend stakeholder sessions which included a presentation, opportunity for participants to ask questions, and a discussion on the needs and trends of the populations served. Topics included *Housing, Public Services, Public Works, and Fair Housing*. Because the County is also conducting its Assessment of Fair Housing (AFH) in 2022, fair housing was incorporated into each session and discussed as it related to the session topic. For example, in the housing session, a discussion occurred around the need for additional ADA units and the difficulties that currently exist for those with a disability to access housing and services.

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

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

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

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

**Table 5: Participating Agencies, Groups, and Organizations**

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

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



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

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

	What section of the Plan was addressed by Consultation?	Housing Needs Assessment Public Housing Needs Market Analysis
	How was the Agency/Group/Organization consulted?  What are the anticipated outcomes of the consultation or areas for improved coordination?	Brevard County led stakeholder sessions on a variety of topics. HACTV was invited to the Fair Housing session and provided input on community needs. HACTV also provided direct input on the development of several Consolidated Plan sections (Needs Assessment, Market Analysis, Strategic Plan)
<b>1</b>	<b>Agency/Entity</b>	<b>Housing for Homeless</b>
<b>6</b>	Organization Type	Services
	What section of the Plan was addressed by Consultation?	Housing Needs Assessment Homeless Needs Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted?  What are the anticipated outcomes of the consultation or areas for improved coordination?	Brevard County presented at the CoC quarterly meeting where this agency was present to provide input on community needs. Coordination between the CoC and the County creates space for CoC members to provide clear input on needs.
<b>1</b>	<b>Agency/Entity</b>	<b>North Brevard Sharing Center</b>
<b>7</b>	Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Housing Needs Assessment Homelessness Non-Homeless Special Needs Market Analysis
	How was the Agency/Group/Organization consulted?  What are the anticipated outcomes of the consultation or areas for improved coordination?	Brevard County led stakeholder sessions on a variety of topics. North Brevard Sharing Center, a County Community Housing Development Organization (CHDO) attended the Housing session and provided input on community needs and market circumstances.
<b>1</b>	<b>Agency/Entity</b>	<b>Ready for Life Brevard Inc.</b>
<b>8</b>	Organization Type	Services
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted?	Brevard County presented at the CoC quarterly meeting where this agency was present to provide input on community needs. Coordination between the CoC and

	What are the anticipated outcomes of the consultation or areas for improved coordination?	the County creates space for CoC members to provide clear input on needs.
<b>1</b>	<b>Agency/Entity</b>	<b>Resource Center for Disability Solutions</b>
<b>9</b>	Organization Type	Services
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted?	Brevard County led stakeholder sessions on a variety of topics. Resource Center for Disability Solutions attended the Fair Housing session and provided input on community needs.
	What are the anticipated outcomes of the consultation or areas for improved coordination?	
<b>2</b>	<b>Agency/Entity</b>	<b>Salvation Army of Brevard County</b>
<b>0</b>	Organization Type	Services
	What section of the Plan was addressed by Consultation?	Homelessness Needs Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted?	Brevard County led stakeholder sessions on a variety of topics. Salvation Army attended the Social Services session and provided input on community needs.
	What are the anticipated outcomes of the consultation or areas for improved coordination?	
<b>2</b>	<b>Agency/Entity</b>	<b>South Brevard Sharing Center</b>
<b>1</b>	Organization Type	Services
	What section of the Plan was addressed by Consultation?	Homelessness Needs Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted?	Brevard County led stakeholder sessions on a variety of topics. South Brevard Sharing Center attended the Social Services session and provided input on community needs.
	What are the anticipated outcomes of the consultation or areas for improved coordination?	
<b>2</b>	<b>Agency/Entity</b>	<b>South Brevard Women's Center</b>
<b>2</b>	Organization Type	Services
	What section of the Plan was addressed by Consultation?	Homelessness Needs Non-Home Special Needs
	How was the Agency/Group/Organization consulted?	Brevard County led stakeholder sessions on a variety of topics. South Brevard Women's Center attended the Social Services session and provided input on community needs.

	What are the anticipated outcomes of the consultation or areas for improved coordination?	
<b>2</b>	<b>Agency/Entity</b>	<b>Steward Medical Center</b>
<b>3</b>	Organization Type	Publicly Funded Institution/System of Care
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted?	A phone interview was conducted with Steward Medical Center to provide input on needs.
	What are the anticipated outcomes of the consultation or areas for improved coordination?	
<b>2</b>	<b>Agency/Entity</b>	<b>United Way of Brevard</b>
<b>4</b>	Organization Type	Services
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted?	Brevard County presented at the CoC quarterly meeting where this agency was present to provide input on community needs. Coordination between the CoC and the County creates space for CoC members to provide clear input on needs.
	What are the anticipated outcomes of the consultation or areas for improved coordination?	
<b>2</b>	<b>Agency/Entity</b>	<b>Volunteers of America</b>
<b>5</b>	Organization Type	Services
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted?	Brevard County presented at the CoC quarterly meeting where this agency was present to provide input on community needs. Coordination between the CoC and the County creates space for CoC members to provide clear input on needs.
	What are the anticipated outcomes of the consultation or areas for improved coordination?	

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

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

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

**Table 6: Other Local, Regional, and Federal Planning Efforts**

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

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

Brevard County staff sit on many county and regional advisory boards and committees. This regular interaction with other public agencies will always inform the needs and implementation strategies outlined in the Consolidated Plan. In accordance with 24 CFR 91.100(4), the County will notify adjacent units of local government of the non-housing community development needs included in its Consolidated Plan.

## PR-15 Citizen Participation

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

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

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

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

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

## **Citizen Participation Outreach**

Table 7: Targeted Organizations for Citizen Outreach



#	Mode of Outreach	Target of Outreach	Summary of Response/Attendance	Summary of Comments	Summary of Comments not accepted
1	<b>Public Hearing</b>	Non-Targeted/Broad Community	There was a Brevard County Board of County Commissioners public hearing held on May 17, 2022. There were 2 public comments received at the hearing.	See Appendix for comments	All comments were accepted
2	<b>Resident Survey</b>	CDBG Target Areas	Each member of the Brevard County HOME Consortium distributed an online survey to community residents. Brevard distributed their survey via the County website and accepted responses until 10/31/2021. Approximately 1,000 residents responded to the survey.	See Appendix for survey questions and results	All survey responses were accepted
3	<b>Public Service Agency Questionnaire</b>	Non-Targeted/Broad Community	Brevard County distributed an online survey to service providers via the County's website. The survey accepted responses until 10/31/2021. Twelve individuals responded to the survey.	See Appendix for survey questions and results	All survey responses were accepted

#	Mode of Outreach	Target of Outreach	Summary of Response/Attendance	Summary of Comments	Summary of Comments not accepted
4	<b>Public Meeting</b>	Non-Targeted/Broad Community	The CDBG Advisory Board meets on the third Tuesday of each month and is open to the public. Attendees include members of the board. The County has not received comments related to the Consolidated Plan.	No comments were received	No comments were received
5	<b>Public Meeting</b>	Non-Targeted/Broad Community	The Affordable Housing Advisory Committee had a public meeting on May 19, 2022. Attendees included members of the board and public residents.	See Appendix for comments	All comments were accepted
6	<b>Public Comment Period</b>	Non-Targeted/Broad Community	The public comment period for the Consolidated Plan and Annual Action Plan was from June 6 – July 5, 2022. There were 19 comments submitted.	See Appendix for comments and responses	All comments were accepted
7	<b>Public Meeting</b>	Non-Targeted/Broad Community	The Affordable Housing Advisory Committee had a public meeting on June 16, 2022. Attendees included members of the board and public residents.	See Appendix for comments	All comments were accepted

#	Mode of Outreach	Target of Outreach	Summary of Response/Attendance	Summary of Comments	Summary of Comments not accepted
8	<b>Public Hearing</b>	Non-Targeted/Broad Community	There will be a final Brevard County Board of County Commissioners public hearing on August 2, 2022.	See Appendix for comments	All comments were accepted

# Needs Assessment

## NA-05 Overview

### Needs Assessment Overview

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

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

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

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

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

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

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

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

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

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

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

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

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

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

# NA-10 Housing Needs Assessment

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

## Summary of Housing Needs

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

**Table 9: Housing Needs Assessment Demographics**

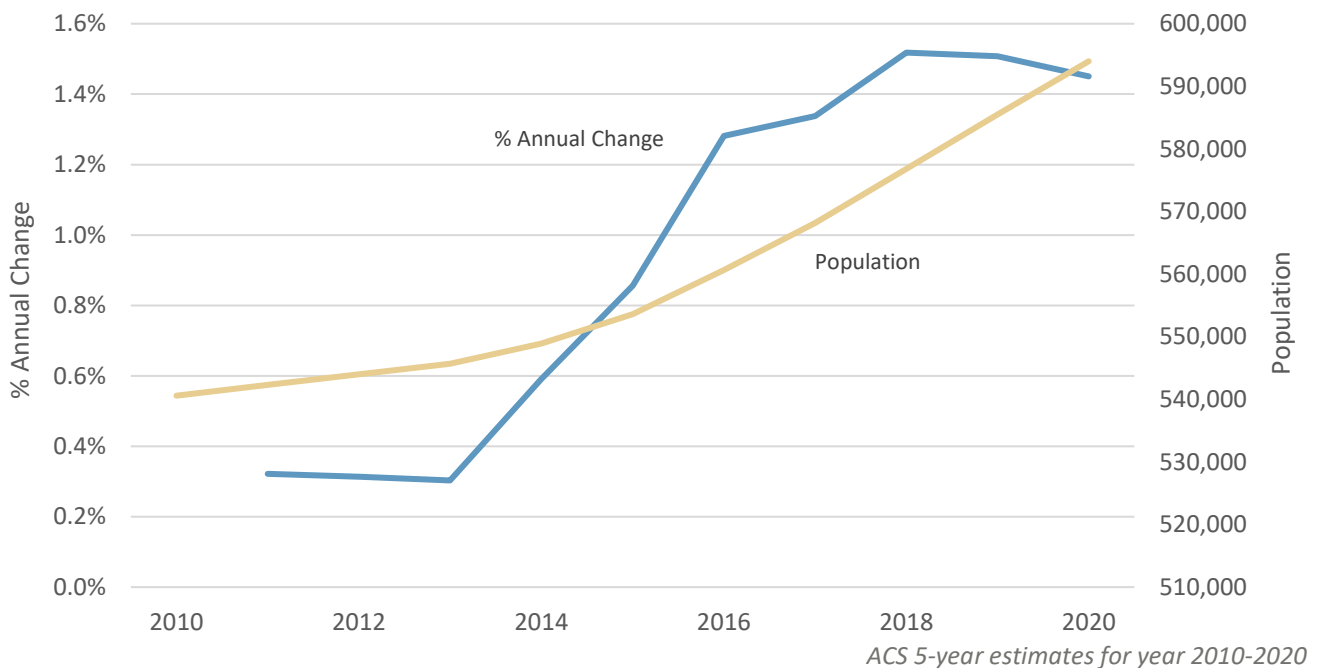
Demographics	Base Year: 2009	Most Recent Year: 2017	% Change
Population	498,537	527,080	6%

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

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

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

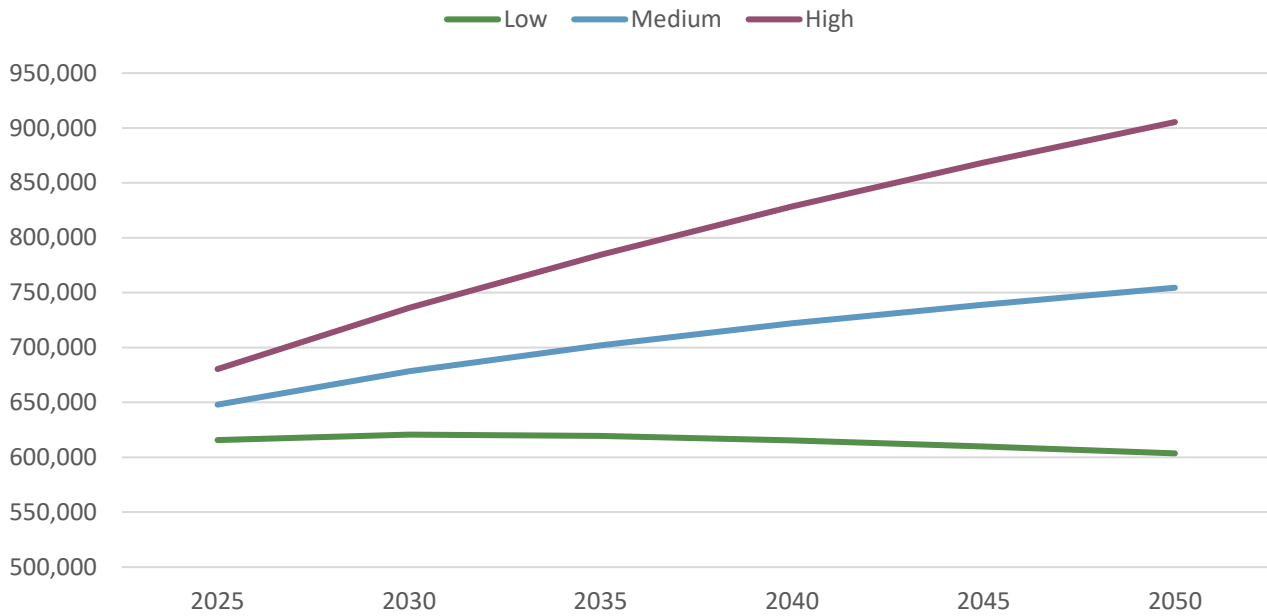
**Figure 1: Annual Population Change from 2010-2020**



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

Population projections from the Florida Bureau of Economics and Business Research present three scenarios for Brevard County over the next 25 years (Figure 2). The Low Projection anticipates that the population will decrease by 2 percent or around 12,000 people from 2025 to 2050. Conversely, the Medium and High Projections suggest that the population could increase by about 16 percent (or 106,500 people) and 33 percent (or 225,000 people), respectively, from 2025 to 2050.

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



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

## Number of Households

**Table 10: Total Number of Households**

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

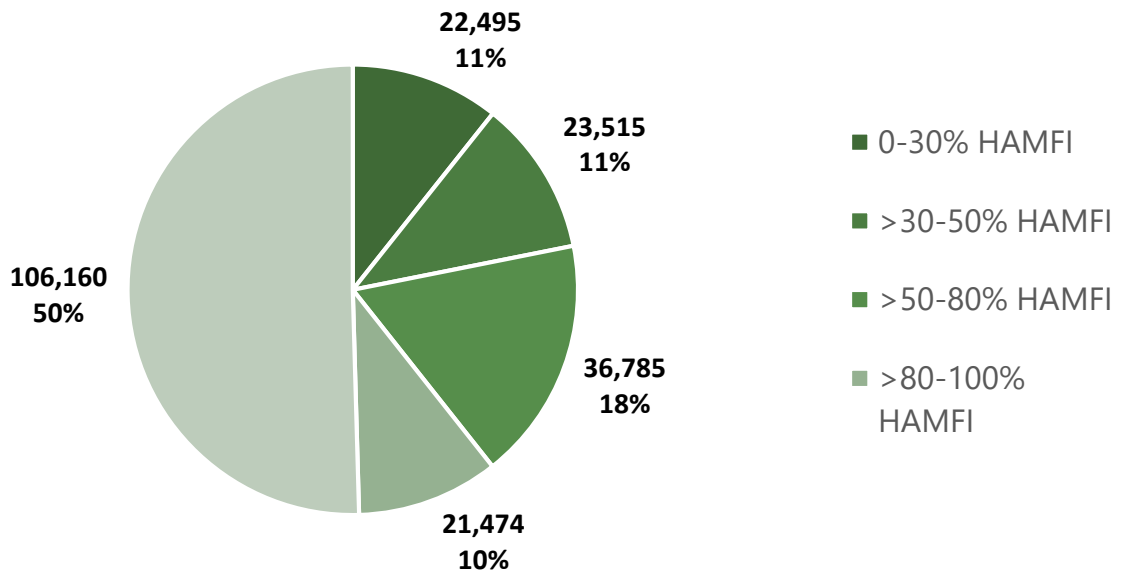
2013-2017 CHAS



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

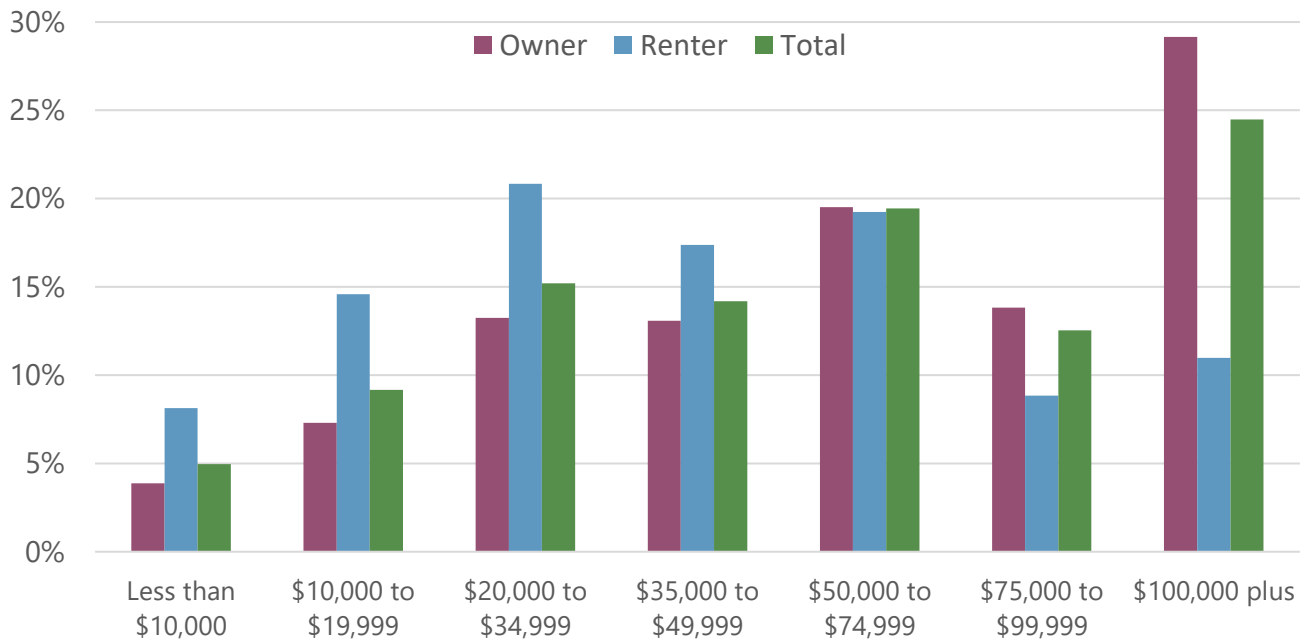
Figure 3 depicts the number of households by income category. Half of all households earned more than 100% HAMFI. For reference, the 2017 median household income in Brevard County was \$51,536. The second most common income category was households earning between 50-80% HAMFI, which accounted for 17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

**Figure 3: Number of Households by HAMFI Category**



2013-2017 CHAS

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



2013-2017 ACS

In 2019, the median household income in Brevard County was \$56,775 for all households. For owner households, this figure was \$64,591 while the median household income for renter households was \$39,875. Figure 4 presents the share of households in Brevard County by income bracket and tenure in 2019. Overall, there were greater shares of renter households in the lower income categories and greater shares of owner households in the higher income categories. The income bracket with the least difference by tenure was for households earning between \$50,000 to \$74,999 annually which comprised 19.5 percent of owner households and 19.2 percent of renter households. The income bracket with the greatest disparity by tenure was for households earning more than \$100,000 annually and included 30 percent of owner households and 11 percent of renter households.

## Housing Needs Summary Tables

The following Housing Needs Summary tables explore the number of households experiencing specific types of housing problems which include:

### Housing Problems

1. Incomplete kitchen facilities
2. Incomplete plumbing facilities
3. More than 1 person per room
4. Cost burden greater than 30%.

### Severe Housing Problems

1. Incomplete kitchen facilities
2. Incomplete plumbing facilities
3. More than 1.5 persons per room
4. Cost burden greater than 50%

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

**Table 11: Households with Housing Problems**

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
<b>NUMBER OF HOUSEHOLDS</b>										
Substandard Housing: Lacking complete plumbing or kitchen facilities	214	195	125	10	544	130	148	55	43	376
Severely Overcrowded: With >1.51 people per room (and complete kitchen and plumbing)	60	84	110	80	334	45	50	10	25	130

Overcrowded: With 1.01-1.5 people per room (and none of the above problems)	225	299	354	59	937	60	120	180	114	474
Housing cost burden greater than 50% of income (and none of the above problems)	6,900	5,079	1,240	123	13,342	5,848	3,640	2,889	844	13,221
Housing cost burden greater than 30% of income (and none of the above problems)	825	3,408	6,172	1,824	12,229	1,859	3,465	6,285	2,564	14,173
Zero/negative Income (and none of the above problems)	1,389	0	0	0	1,389	1,659	0	0	0	1,659

2013-2017 CHAS

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

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

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

**Table 12: Households with Severe Housing Problems**

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

2013-2017 CHAS

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

### 3. Cost Burden > 30%

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

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

2013-2017 CHAS

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

### 4. Cost Burden > 50%

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

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

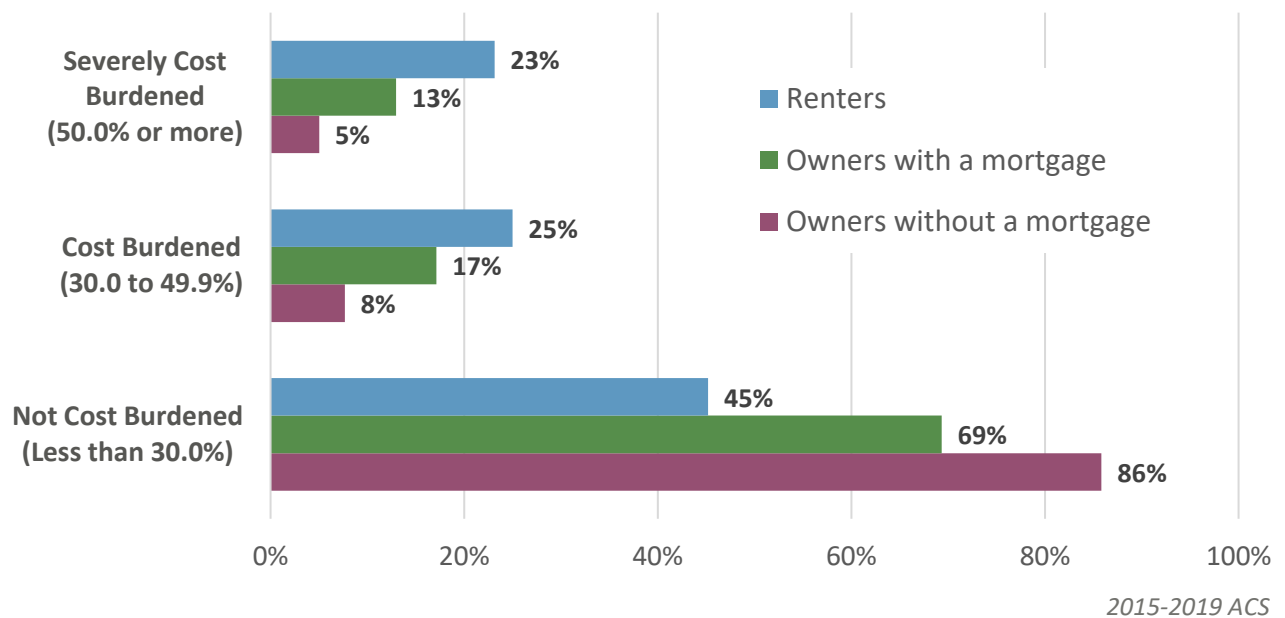
2013-2017 CHAS

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

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

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

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





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

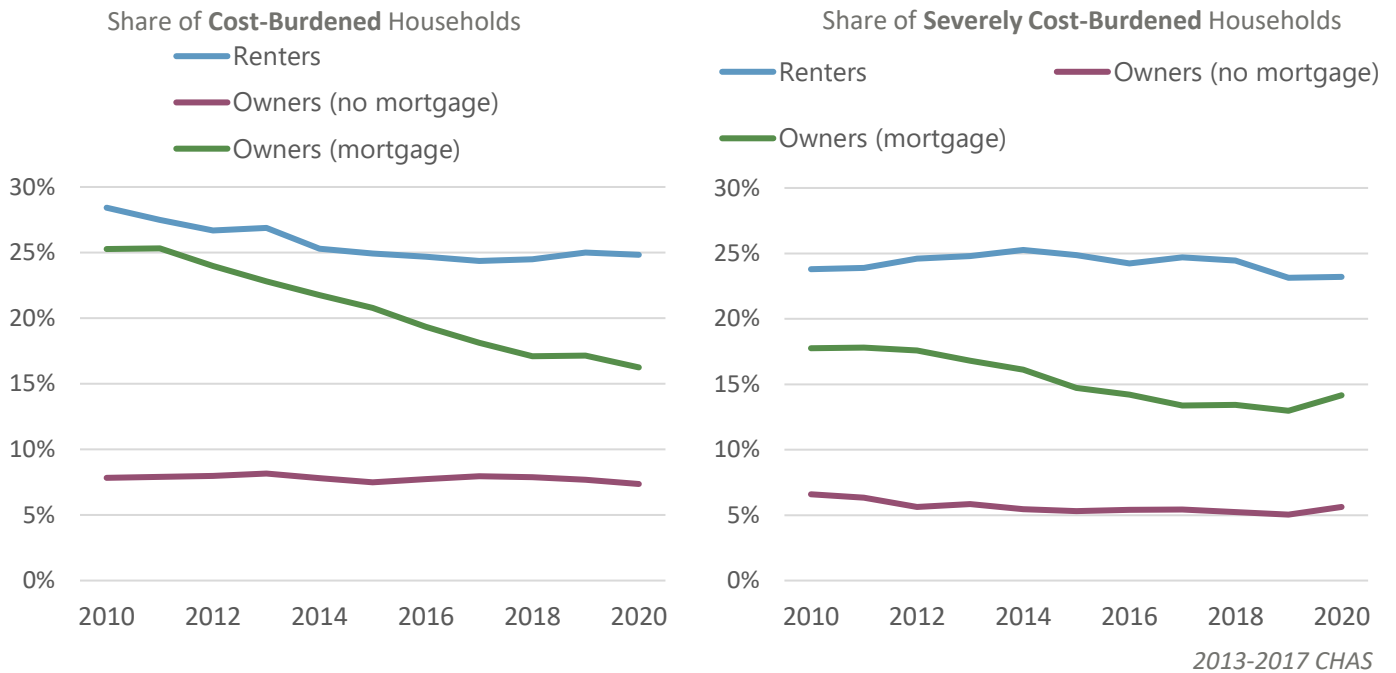


Figure 6 depicts the percentage of cost burdened and severely cost burdened households by tenure over the past 10 years in Brevard County. The line graph on the left presents cost burdened households and indicates that the share of households paying between 30 and 50% of their income on housing costs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

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

5. Crowding (More than one person per room)

**Table 15: Crowded Households by Type and Percent AMI**

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

2013-2017 CHAS

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

**Table 16: Households with Children Present by Year Structure Built**

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

2013-2017 CHAS

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

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

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

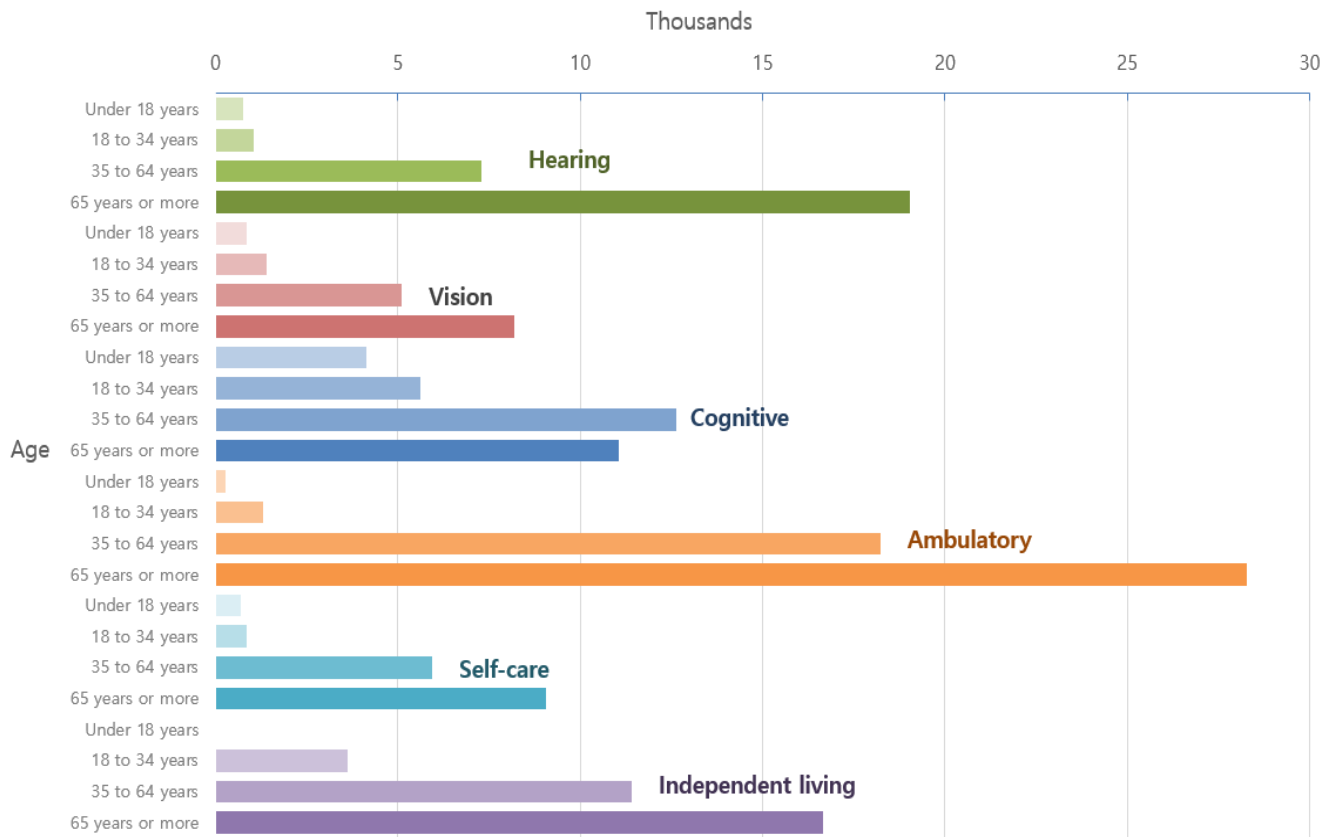
Although specific data on the number of single person households in need of housing assistance is not readily available, data from the ACS indicates that there is a large number of single person households

below the poverty line in Brevard County. In 2017 there were 72,965 householders living alone across the County. Of these, 11,700 (or 16% of all single person households) lived below the poverty line. By 2020, the total number of single person households had decreased to 61,926 and 10,607 (or 17%) were living below the poverty line. Since the cost of both rental and owner-occupied housing has increased in Brevard County, it is possible that fewer individuals can afford to live alone which may explain the decrease in total single person households as well as the slight increase in the percent of single person households living below the poverty line.

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

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

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



2015-2019 ACS

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

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

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

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

### **What are the most common housing problems?**

CHAS provides data on four housing problems: 1.) housing units lacking complete kitchen facilities, 2.) housing units lacking complete plumbing facilities, 3.) overcrowded households, and 4.) cost-burdened households. The data differentiates between overcrowded (more than one person per room) and severely overcrowded (more than 1.5 persons per room) households as well as cost-burdened (paying over 30% of income on housing costs) and severely cost-burdened (paying over 50% of income on housing costs) households. CHAS considers a household to have a housing problem if they have one or more of the four problems.

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

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

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

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

### **Describe the characteristics and needs of low-income individuals and families with children (especially extremely low-income) who are currently housed but are at**

**imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance.**

In 2017, there were 2,790 extremely low-income and 2,930 low-income households with children present in Brevard County. Of the County's extremely low-income households, 13,469 experienced one or more of the four severe housing problems. Based on the available data, it is unclear how many extremely low-income households with children are at imminent risk of homelessness, however, the available data suggests that the County's extremely low-income households face tenuous housing situations that increase their risk of experiencing homelessness.

Through the Brevard County Community Action Agency and the Housing and Human Services Department, several programs are in place to prevent individuals and families with children from becoming homeless. Assistance is provided utilizing various federal, state, and local programs and resources. These programs include, but are not limited to food vouchers, dental assistance, prescription assistance, transportation assistance, rent/mortgage assistance, and utility payments.

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

**If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:**

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

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

# NA-15 Disproportionately Greater Need: Housing Problems

91.405, 91.205 (b)(2)

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

## **Introduction**

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

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



## 0%-30% of Area Median Income

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

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

*\*The four housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%*

2013-2017 CHAS

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

### 30%-50% of Area Median Income

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

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems	Share with housing problem	Percentage point difference relative to the jurisdiction as a whole
Jurisdiction as a whole	16,484	7,040	0	70%	0
White	12,139	5,125	0	70%	0
Black / African American	2,245	1,000	0	69%	-1
Asian	234	139	0	63%	-7
American Indian, Alaska Native	30	10	0	75%	5
Pacific Islander	0	0	0	-	-
Hispanic	1,626	714	0	69%	-1

*\*The four housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%*

2013-2017 CHAS

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

### 50%-80% of Area Median Income

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

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

2013-2017 CHAS

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

## 80%-100% of Area Median Income

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

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems	Share with housing problem	Percentage point difference relative to the jurisdiction as a whole
Jurisdiction as a whole	5,682	15,802	0	26%	0
White	4,547	12,418	0	27%	0
Black / African American	669	1,548	0	30%	4
Asian	73	283	0	21%	-6
American Indian, Alaska Native	4	140	0	3%	-24
Pacific Islander	0	0	0	-	-
Hispanic	318	1,189	0	21%	-5

*\*The four housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%*

2013-2017 CHAS

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

## **Discussion**

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

# NA-20 Disproportionately Greater Need: Severe Housing Problems

91.405, 91.205 (b)(2)

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

## Introduction

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

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

## 0%-30% of Area Median Income

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

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

*\*The four severe housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%*

2013-2017 CHAS

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

### 30%-50% of Area Median Income

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

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems	Share with housing problem	Percentage point difference relative to the jurisdiction as a whole
Jurisdiction as a whole	9,609	13,914	0	41%	0
White	6,939	10,354	0	40%	-1
Black / African American	1,180	2,070	0	36%	-5
Asian	145	228	0	39%	-2
American Indian, Alaska Native	30	14	0	68%	27
Pacific Islander	0	0	0	-	-
Hispanic	1,162	1,163	0	50%	9

*\*The four severe housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%*

2013-2017 CHAS

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



## 50%-80% of Area Median Income

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

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems	Share with housing problem	Percentage point difference relative to the jurisdiction as a whole
Jurisdiction as a whole	4,964	31,824	0	13%	0
White	4,059	24,578	0	14%	1
Black / African American	340	4,145	0	8%	-6
Asian	85	374	0	19%	5
American Indian, Alaska Native	0	60	0	0%	-13
Pacific Islander	0	0	0	-	-
Hispanic	418	2,248	0	16%	2

*\*The four severe housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%*

2013-2017 CHAS

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

## 80%-100% of Area Median Income

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

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems	Share with housing problem	Percentage point difference relative to the jurisdiction as a whole
Jurisdiction as a whole	1,297	20,178	0	6%	0
White	1,002	15,973	0	6%	0
Black / African American	145	2,069	0	7%	1
Asian	34	322	0	10%	4
American Indian, Alaska Native	0	145	0	0%	-6
Pacific Islander	0	0	0	-	
Hispanic	79	1,435	0	5%	-1

\*The four severe housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

2013-2017 CHAS

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

## **Discussion**

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

# NA-25 Disproportionately Greater Need: Housing Cost Burdens

91.405, 91.205 (b)(2)

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

## **Introduction**

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

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

## Housing Cost Burden

Table 25: Housing Cost Burden by Race and Ethnicity

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

2013-2017 CHAS

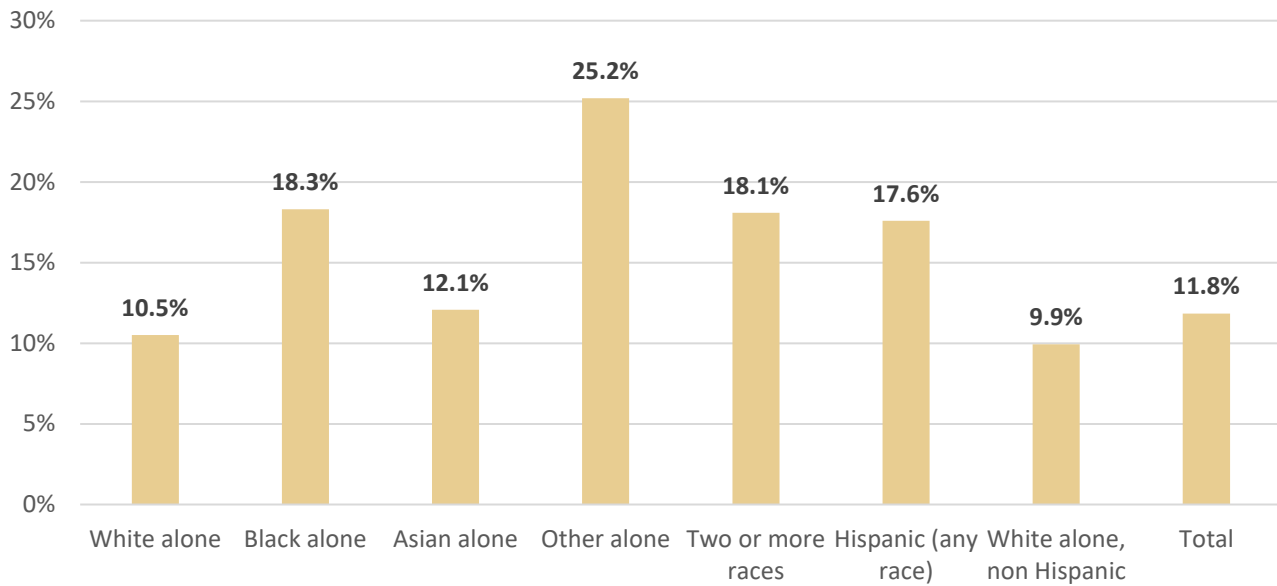
## Discussion

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

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

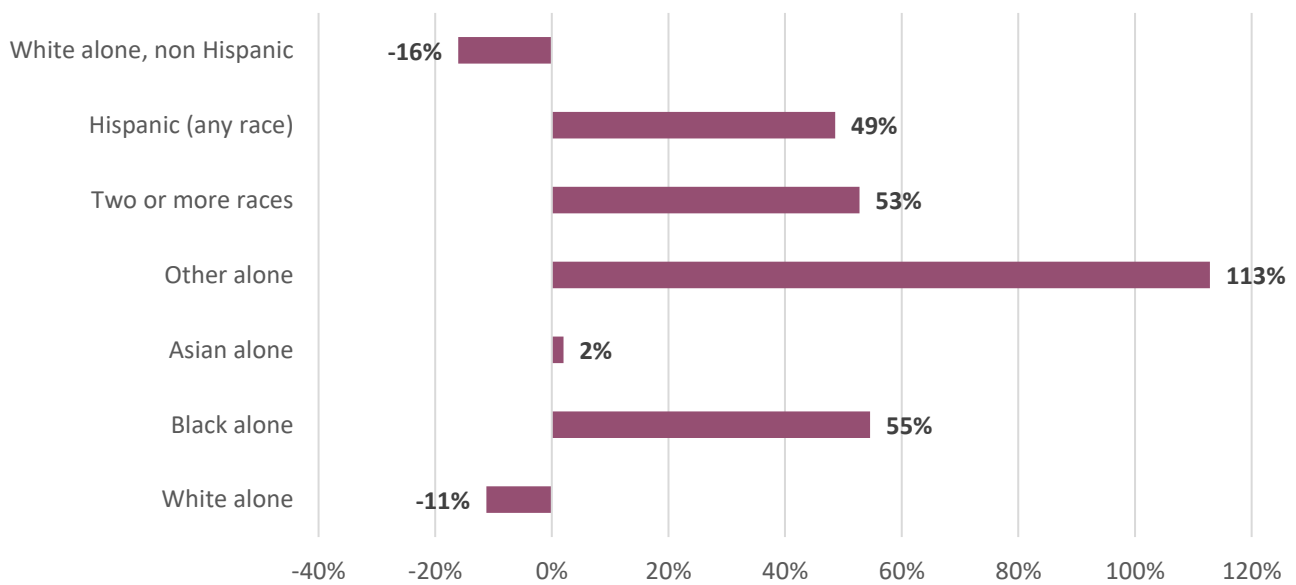
To supplement the CHAS analysis on housing cost burdened households, Brevard County explored additional ACS data. Figure 8 presents the poverty rates for various racial and ethnic groups in Brevard County and Figure 9 outlines the percent difference between poverty rates for each racial and ethnic group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

**Figure 8: Poverty Rates by Race and Ethnicity**



2015-2019 ACS

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



2015-2019 ACS

## NA-30 Disproportionately Greater Need: Discussion

91.205 (b)(2)

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

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

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

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

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

*Analysis of 2013-2017 CHAS*

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

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

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



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

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

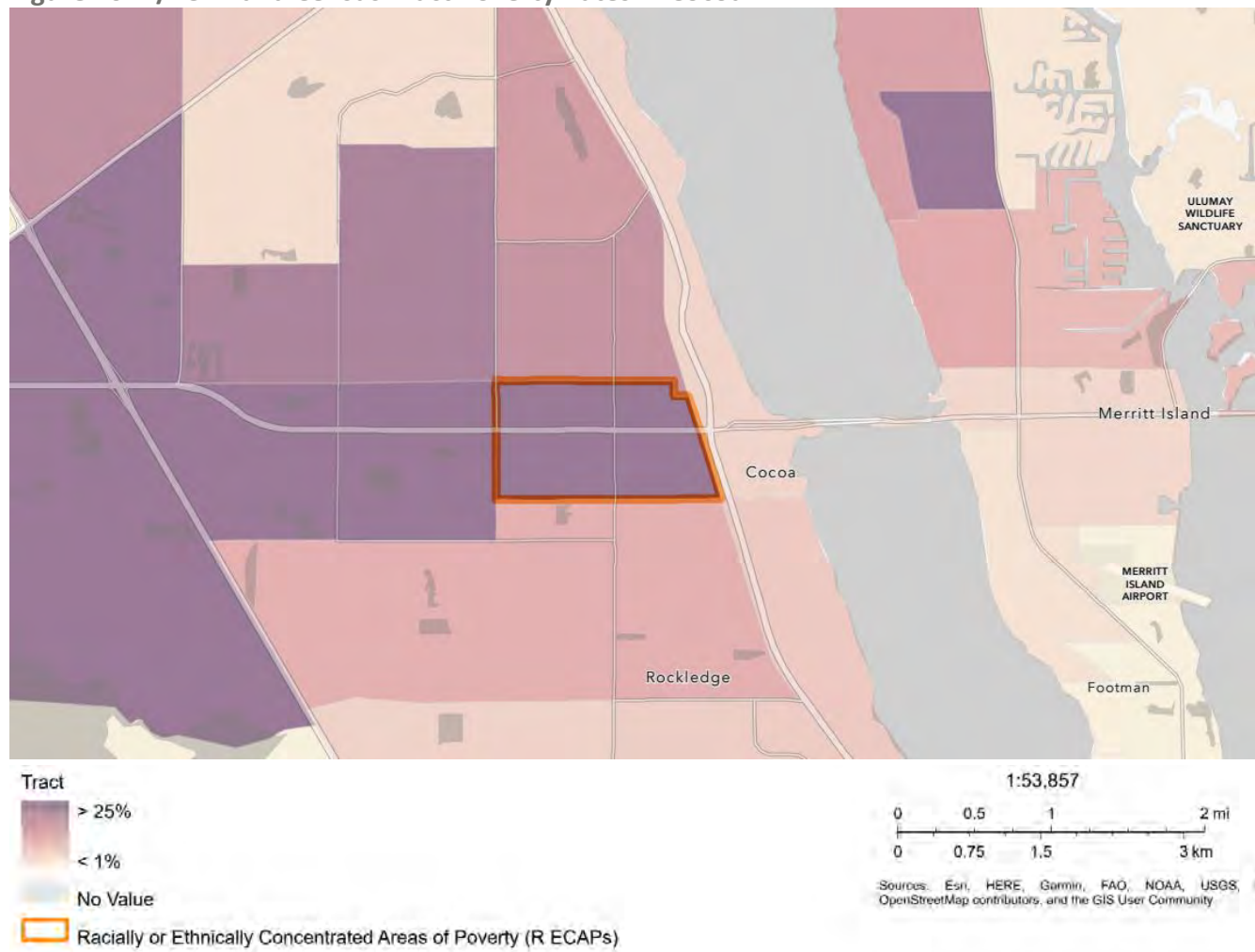
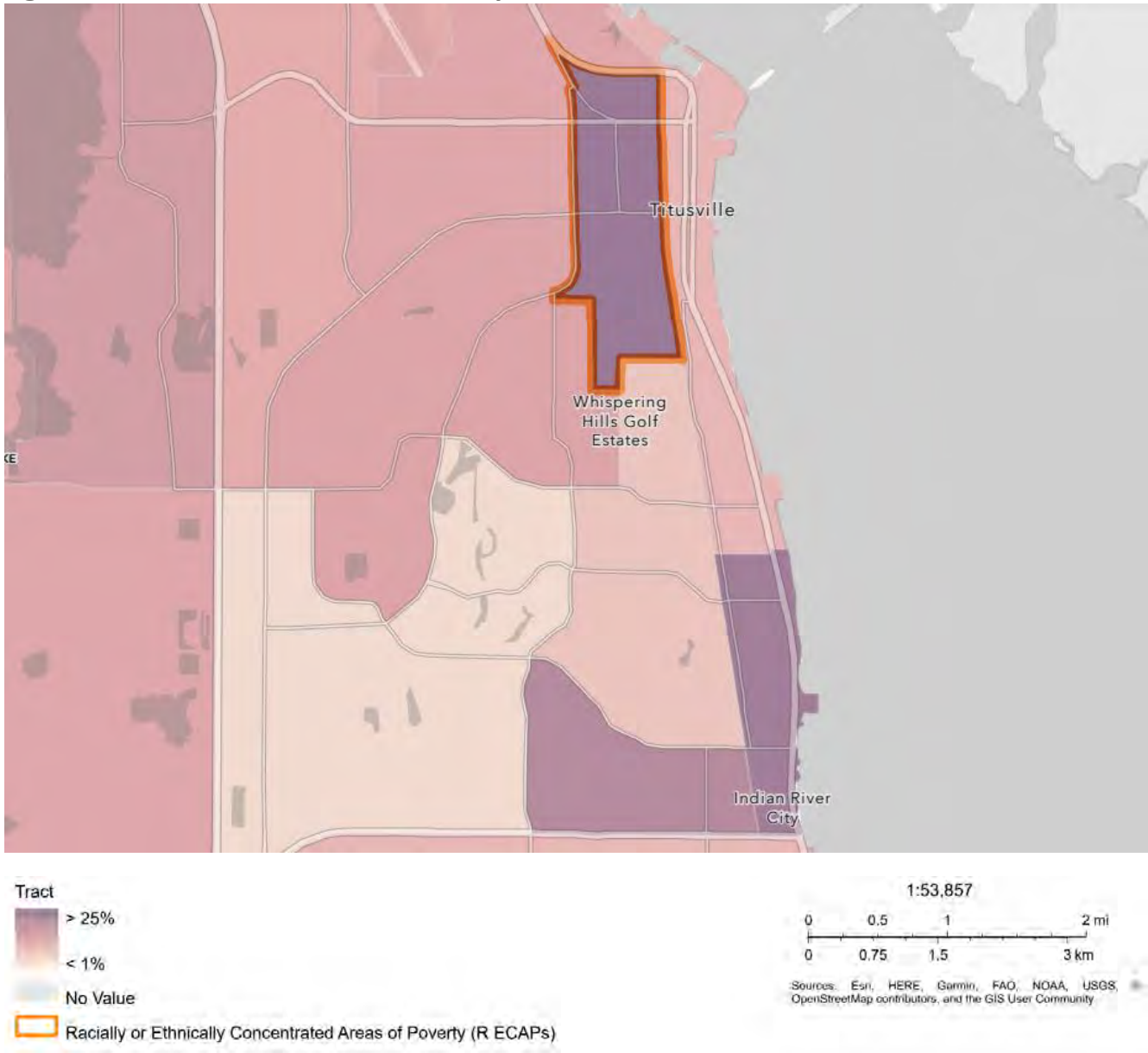


Figure 11: R/ECAP and Census Tract Poverty Rates in Titusville



## NA-35 Public Housing

*91.405, 91.205 (b)*

### **Introduction**

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

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

## Totals in Use

**Table 27: Public Housing Units by Program Type**

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units/vouchers available	0	0	923	2,223	0	2,121	100	0	2

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

2017 PIH Information Center (PIC)

Table 27 outlines the number of housing units and vouchers available to eligible households across the four housing authorities in 2017 in Brevard County. By 2021, the total number of public housing units had dropped to 815 while the number of Housing Choice Vouchers available grew to 3,096. In its 2022 Annual PHA Plan, MHA noted that the housing authority is working to convert public housing units to tenant-based rental assistance. In addition, CHA no longer has any public housing units as the housing authority's 327 former public housing units have been converted.

## Characteristics of Residents

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

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

## Characteristics of Residents

Table 28: Characteristics of Public Housing Residents

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

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

2017 PIH Information Center (PIC)

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

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

## Race of Residents

Table 29: Race of Public Housing Residents

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

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

2017 PIH Information Center (PIC)

## Ethnicity of Residents

Table 30: Ethnicity of Public Housing Residents

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

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

2017 PIH Information Center (PIC)

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

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

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

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

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

*Data from HACB/MHA, CHA, and HACTV*

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

***Needs of Current Public Housing Tenants***

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

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



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

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

Housing Authority	# Applicants on a Waiting List		
	Public Housing	Section 8	Total
Housing Authority of Brevard County & the Melbourne Housing Authority	1,431	1,491	2,922
Cocoa Housing Authority	-	244	244
Housing Authority of the City of Titusville	415	426	841

*Data from HACB/MHA, CHA, and HACTV*

### **Immediate Needs of Public Residents & Voucher Holders**

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

**Cocoa Housing Authority:** CHA no longer has any public housing units as these units have been converted to RAD or PBRA. The 327 former public housing units have undergone extensive renovations—including new roofs, kitchens, and bathrooms—and continue to serve extremely low-income households. As CHA has converted its former public housing units to other programs, the housing authority’s Housing Choice Voucher program has steadily grown to about 200 vouchers. There are currently 244 individuals with a disability on CHAS’s waiting lists.

CHA has vacant land which the housing authority intends to develop for affordable housing. CHA aims to use this land to develop between 70 - 150 apartments for seniors over the next five years and set aside around 30 units for extremely low-income seniors.

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

list, 65% are extremely low-income households, 62% are families with children, and 34% are families with disabilities.

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

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

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

### **Discussion**

See responses provided above.

# NA-40 Homeless Needs Assessment

91.405, 91.205 (c)

## **Introduction:**

The Brevard County HOME Consortium is served by the Palm Bay, Melbourne/Brevard County CoC (FL-513). The CoC is led by the Brevard Homeless Coalition (BHC) which assumed leadership of the CoC from Brevard County. The BHC implements a *Housing First* model and utilizes a coordinated assessment for entry into the system of care. Currently there are over 70 organizations who are members of the CoC.

Brevard County analyzed 2022 data on the homeless population provided by the CoC as well as 2020 Point in Time (PIT) Count data. While 2021 PIT data is available, these data do not include counts for unsheltered individuals and households. This is because HUD altered normal reporting requirements for 2021 by not requiring communities to submit unsheltered survey data due to the COVID-19 pandemic. The County therefore compared 2020 and 2022 data to analyze changes between the sheltered and unsheltered homeless populations.

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

### **2020 PIT Data**

PIT data from 2020 indicates that there were a total of 940 people experiencing homelessness on a given night in Brevard County. Of them, 61% (574 individuals) were unsheltered and 39% (366 individuals) were sheltered. The majority of individuals experiencing homelessness (75%) were members of adult-only households and 24% of individuals experiencing homelessness were members of a household with at least one adult and one child. There were 10 individuals, or 1% of those experiencing homelessness, who were members of a child-only household.

In 2020, there were 245 chronically homeless individuals who comprised 26% of the total population experiencing homelessness. Despite the high number of chronically homeless individuals, there were only 5 chronically homeless households with at least one adult and one child. Lastly, about 13% of the homeless population (119 individuals) were veterans and 5% (46 individuals) were unaccompanied youth.

### **2022 CoC Data**

In 2022, there were a total of 902 individuals who experienced homelessness on a given night in Brevard County which represents about a 4% decrease from the 2020 homeless population. Of

those who experienced homelessness in 2022, 49.1% (443 individuals) were unsheltered and 50.9% (459 individuals) were sheltered. The data indicates that over the two-year period, the ratio of sheltered to unsheltered homeless individuals shifted from about 40:60 to 50:50. This was largely due to efforts to house homeless individuals during the COVID-19 pandemic.

The majority of individuals experiencing homelessness (79%) were members of adult-only households while 19% of individuals experiencing homelessness were members of a household with at least one adult and one child. There were 17 individuals, or 2% of those experiencing homelessness, who were members of a child-only household.

In 2022, there were 288 chronically homeless individuals who comprised 32% of the total population experiencing homelessness. This represents an 18% increase in the number of chronically homeless individuals from 2020. In addition, there were 2 chronically homeless families in 2022, which represents a decrease from two years earlier.

Lastly, about 16% of the homeless population (147 individuals) were veterans and 4% (33 individuals) were unaccompanied youth. These figures represent an increase of 19% and a decrease of 28% from 2020, respectively.

Table 33 includes more recent data from the CoC from 2022.

**Table 33: Homeless Needs Assessment**

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # of persons experiencing homelessness each year	Estimate the # of persons becoming homeless each year	Estimate the # of persons exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Adults and Children	144	28	172	170	98	176
Persons in Households with Only Children	17	0	17	17	93	20
Persons in Households with Only Adults	298	415	713	425	266	196
Chronically Homeless Individuals	26	262	288	Unknown	Unknown	599
Chronically Homeless Families	2	0	2	Unknown	Unknown	230
Veterans	117	30	147	125	214	224
Unaccompanied Youth	26	7	33	28	156	20
Persons with HIV/AIDS	1	8	9	Unknown	Unknown	Unknown

*2022 CoC data*

The CoC does not have data on the number of chronically homeless individuals and families becoming and exiting homelessness each year. The CoC reported that oftentimes chronically homeless individuals and families have fewer resources and opportunities available to them which makes it more difficult to collect data on outcomes.

## Nature and Extent of Homelessness: (Optional)

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

Race	Sheltered	Unsheltered
White	306	345
Black/African American	139	90
Asian	1	0
American Indian, Alaska Native	2	7
Pacific Islander	2	1
Other	9	0
Ethnicity	Sheltered	Unsheltered
Hispanic	52	39
Non-Hispanic	407	404

2022 CoC data

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

Table 33 includes information on the number of households with children experiencing homelessness in 2022. Overall, there were 902 individuals in 763 households experiencing homelessness. This included 172 individuals in 56 households where there was at least one adult and one child. This represents a 24% decrease in the number of homeless households with at least one adult and one child since 2020. In 2022, there were also 13 households that only included children while there were 10 child-only households in 2020. Lastly, 16% of the homeless population (147 individuals) were veterans and 4% (33 individuals) were unaccompanied youth.

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

**Table 35: 2020 Estimates of Homeless Individuals and Families**

<b>Continuum of Care</b>	FL-513
<b>Sheltered &amp; Unsheltered Individuals from PIT Count</b>	718
<b>Unaccompanied Youth Who Are Doubled Up or Living in Hotels/Motels from Student Data</b>	124

<b>Total Individuals (PIT + Student Data)</b>	842
<b>Sheltered &amp; Unsheltered Family Households from PIT Count</b>	74
<b>Family Households Who Are Doubled Up or Living in Hotels/Motels from Student Data</b>	673
<b>Total Family Households (PIT + Student Data)</b>	747

2020 Shimberg Center for Housing Studies

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

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

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

2020 Shimberg Center for Housing Studies

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

Table 34 presents Brevard County's sheltered and unsheltered homeless population in 2022 by race and ethnicity. The majority of homeless individuals across the County were White (72% or 651 people), followed by Black/African American (25% or 229 people). About 90% of individuals did not identify as Hispanic.

It is important to note that there are limitations with the available data on race and ethnicity. Specifically, the CoC reported that people of color and/or individuals with limited English proficiency who are experiencing homelessness may not enter the CoC system (and therefore may not be captured in the HMIS data) due to a lack of outreach services provided in languages other than English and a lack of diversity among outreach staff with lived experience. This suggests that the HMIS data may not accurately capture the prevalence of homelessness for people of color and those with limited English proficiency in Brevard County. The CoC has highlighted this issue as a priority to address.

### **Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.**

Of the 756 individuals experiencing homelessness in Brevard County, 66% (or 501 individuals) were unsheltered and 34% (or 255 individuals) were sheltered in 2022. Table 37 includes the number of sheltered and unsheltered homeless individuals by subpopulation. In general, 19% of individuals were veterans, 25% were severely mentally ill, 25% had chronic substance use, 16% were survivors of domestic violence, and 4% were unaccompanied youth. For most subpopulations, the number of unsheltered individuals was higher than the number of sheltered individuals in the same subpopulation. This could be due to several factors including insufficient funding for programs or beds or an increase in the unsheltered population due to the warm climate.

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

<b>Population</b>	<b>Sheltered</b>	<b>Unsheltered</b>	<b>Total</b>
Severely Mentally Ill	27	163	190
Chronic Substance Abuse	26	167	193
Veterans	117	30	147
HIV/AIDS	1	8	9
Victims of Domestic Violence	2	119	121
Unaccompanied Youth	26	7	33
<i>Unaccompanied Youth Under 18</i>	<i>11</i>	<i>0</i>	<i>11</i>
<i>Unaccompanied Youth Ages 18-24</i>	<i>15</i>	<i>7</i>	<i>22</i>
Parenting Youth	8	0	8
<i>Parenting Youth Under 18</i>	<i>4</i>	<i>0</i>	<i>4</i>
<i>Parenting Youth Ages 18-24</i>	<i>6</i>	<i>0</i>	<i>6</i>
Children of Parenting Youth	12	0	12

2022 CoC data

**Discussion:**

See responses provided above.



# NA-45 Non-Homeless Special Needs Assessment

91.405, 91.205 (b,d)

## Introduction

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

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

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

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

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

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

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

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

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

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

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

## **Describe the characteristics of special needs populations in your community:**

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

#### **Seniors & Frail Elderly**

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

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

#### **Survivors of Domestic Violence**

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

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

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

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

### **Individuals with Substance Use Disorder**

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

### **Persons with Disabilities**

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

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

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

### **Persons Living with HIV/AIDS**

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

### **Veterans**

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

### **Discussion:**

See the responses provided above.

## NA-50 Non-Housing Community Development Needs

91.415, 91.215 (f)

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

### **Describe the jurisdiction's need for Public Facilities:**

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

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

### **How were these needs determined?**

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

### **Describe the jurisdiction's need for Public Improvements:**

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

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

### **How were these needs determined?**

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

### **Describe the jurisdiction's need for Public Services:**

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

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

### **How were these needs determined?**

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

# Market Analysis

## MA-05 Overview

### **Housing Market Analysis Overview**

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

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

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

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

# MA-10 Housing Market Analysis: Number of Housing Units

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

## Introduction

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

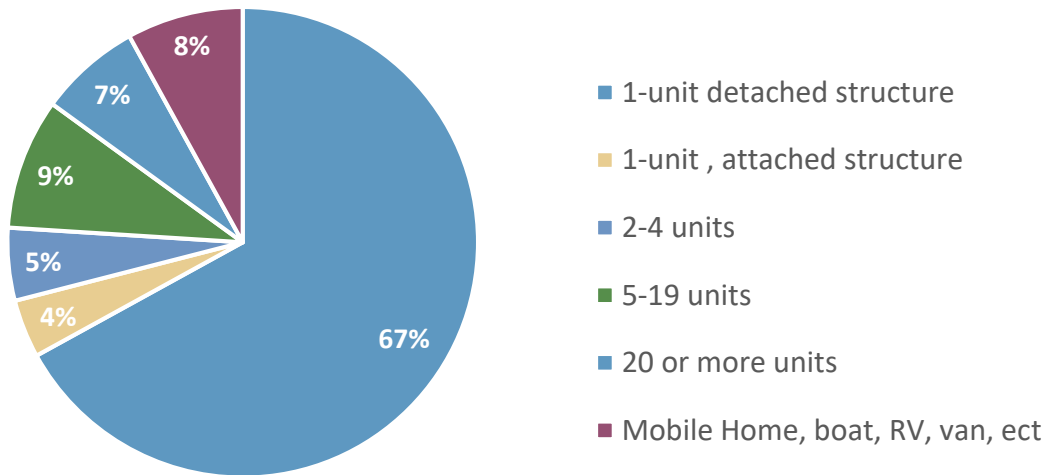
## All residential properties by number of units

**Table 38: Residential Properties by Number of Units**

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

2013-2017 ACS

**Figure 12: Share of Residential Properties by Type**



2013-2017 ACS



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

Property Type	2011	2017	Change
1-unit detached structure	66%	67%	1%
1-unit, attached structure	4%	4%	0%
2-4 units	8%	5%	-3%
5-19 units	10%	9%	-1%
20 or more units	7%	7%	0%
Mobile Home, boat, RV, van, etc.	8%	8%	0%
Total	100%	100%	-

2007-2011 ACS; 2013-2017 ACS

## Unit Size by Tenure

**Table 40: Unit Size by Tenure**

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

2013-2017 ACS

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

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

New construction, housing rehabilitation, and financial assistance are funded by Consortium members through the Community Development Block Grant (CDBG) and HOME Investment Partnerships (HOME) programs.

The Consortium's priorities for providing affordable housing are:

- Homebuyer purchase assistance
- Construction and rehabilitation of affordable owner-occupied housing
- Construction and rehabilitation of affordable rental housing

- Tenant-based rental assistance (TBRA)
- Fair Housing

HOME- and CDBG-funded housing units require income-certification as low-income under household income limits set annually by HUD. Most affordable housing units in the County have been funded by Florida Housing Finance Corporation (4,408), followed by HUD Multifamily units (2,390).

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

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

*Florida Housing Data Clearinghouse, Shimberg Center*

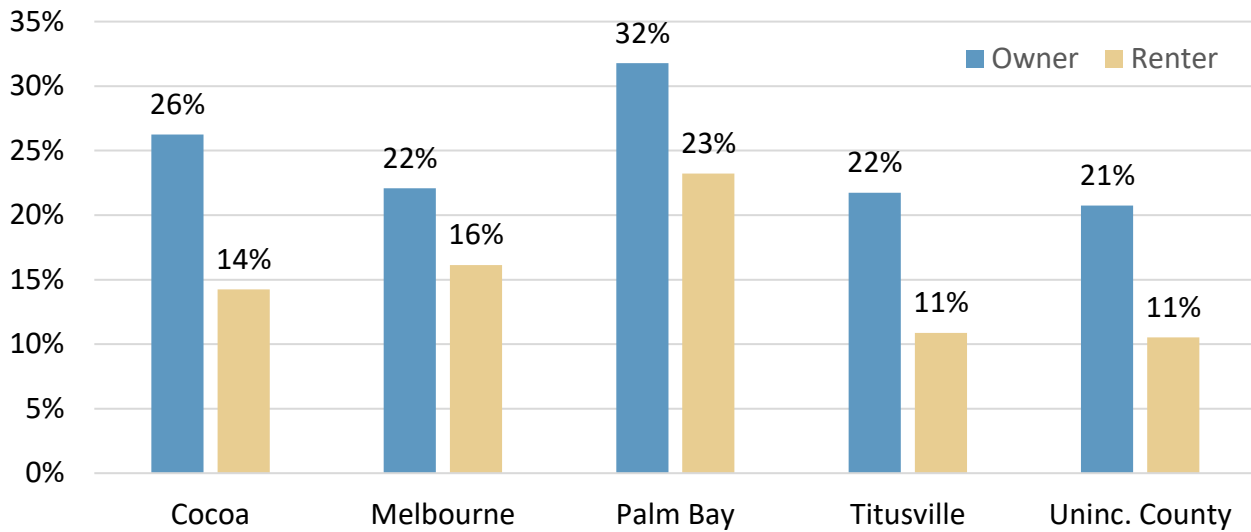
**Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.**

There are 142 assisted units in Cocoa, 72 assisted units in Melbourne, and 6 assisted units in Titusville that are expected to expire before 2025 due to the end of the funding affordability period per data from the Shimberg Center Assisted Housing Inventory.

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

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

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



*Florida Housing Data Clearinghouse, Shimberg Center*

### **Describe the need for specific types of housing:**

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

### **Discussion**

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

# MA-15 Housing Market Analysis: Cost of Housing

91.410, 91.210(a)

## Introduction

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

## Cost of Housing

**Table 42: Cost of Housing**

	Base Year: 2010	Most Recent Year: 2017	% Change
Median Home Value	\$186,900	\$162,400	-13.1%
Median Contract Rent	\$759	\$819	7.9%

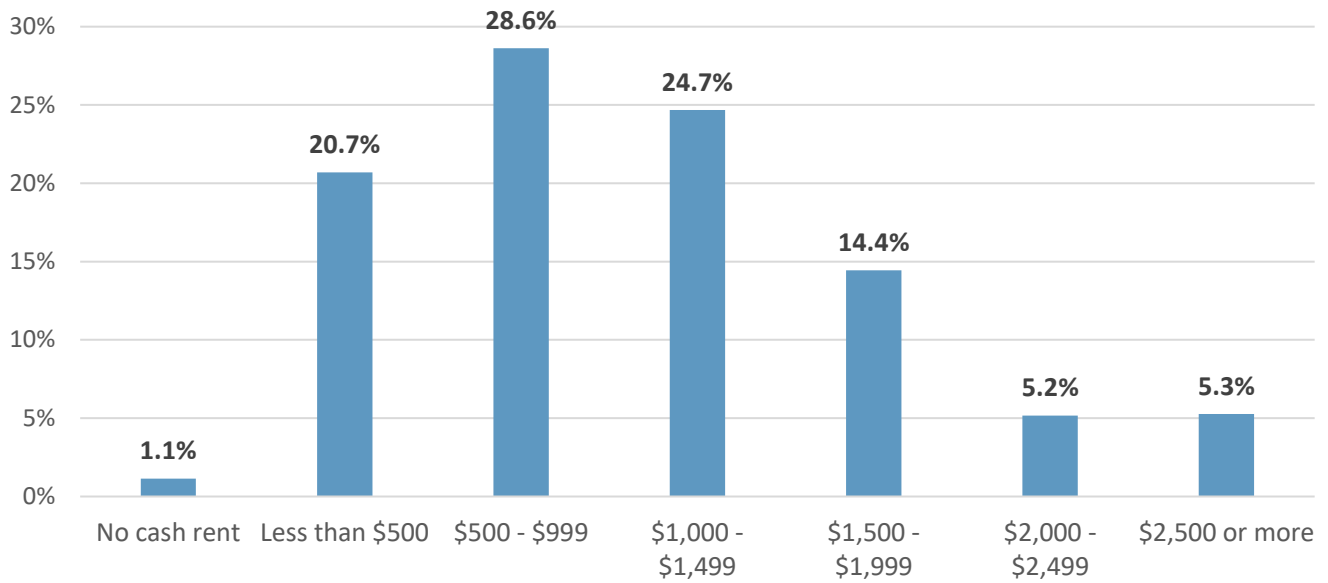
2006-2010 ACS (base year); 2013-2017 ACS (most recent year)

**Table 43: Contract Rent Paid**

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

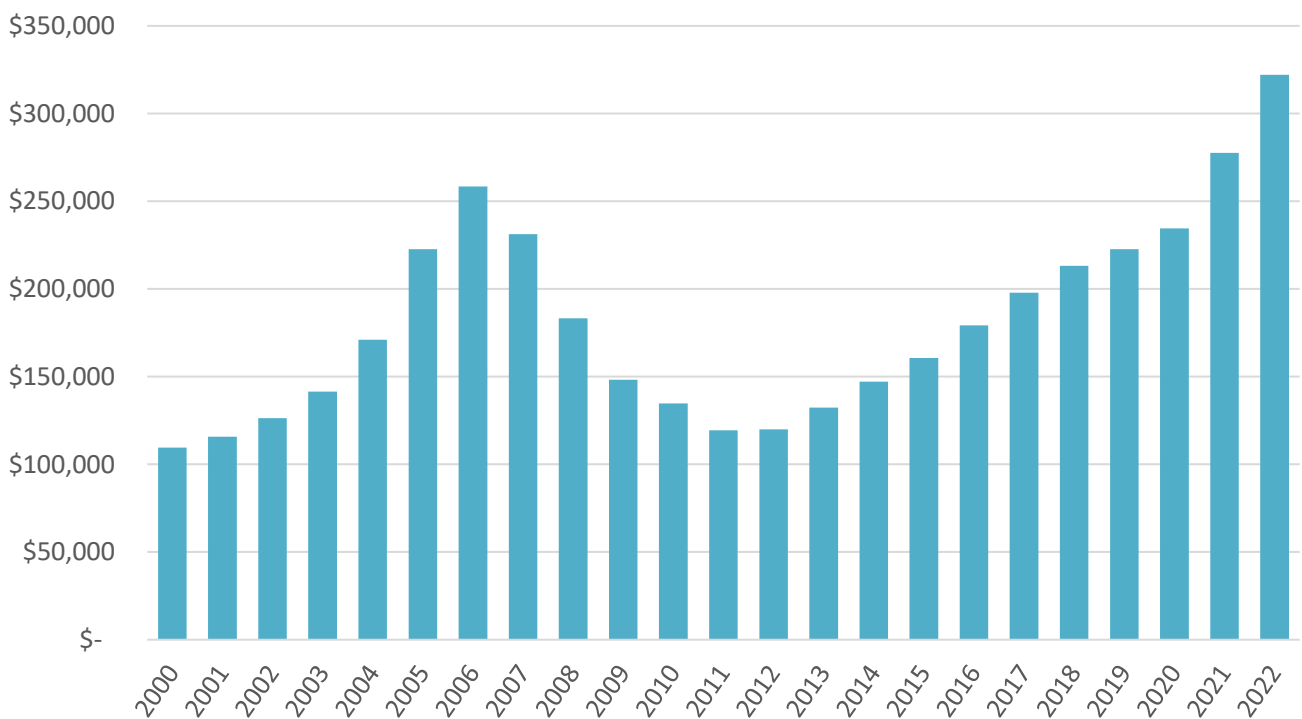
2013-2017 ACS

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



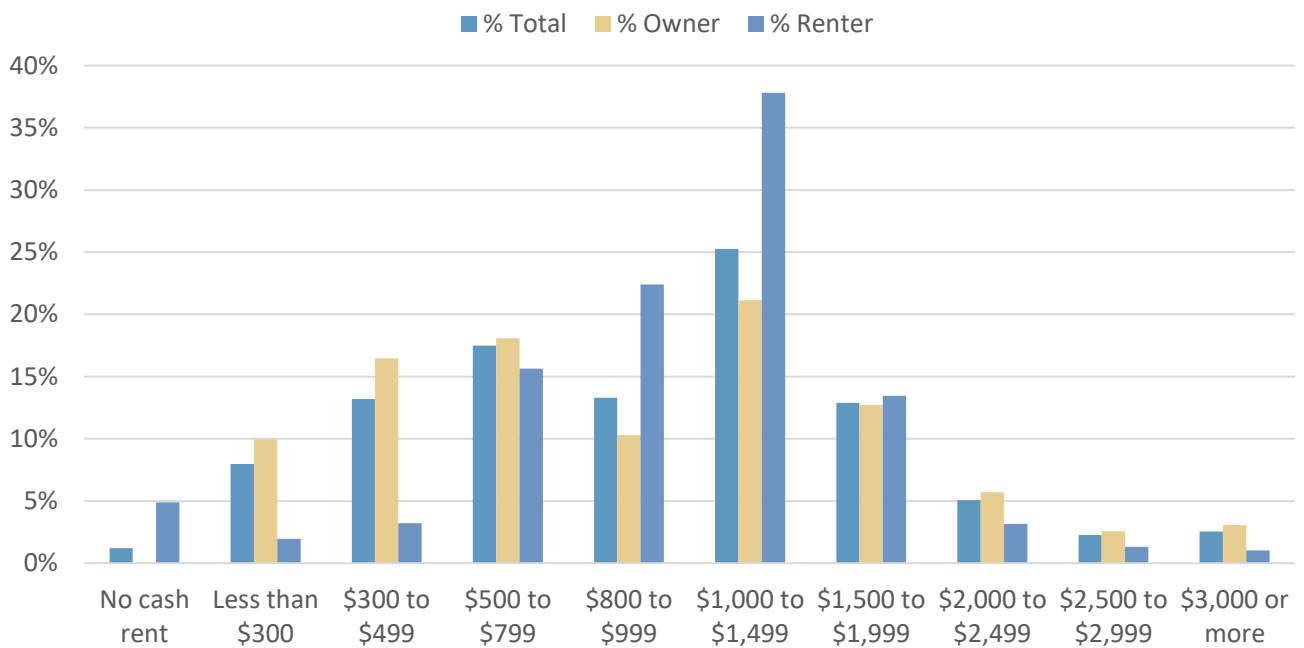
*Selected Housing Characteristics, ACS 5-year estimates (2016-2020)*

**Figure 15: Average Annual Home Values in Brevard County**



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

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



2015-2019 ACS

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

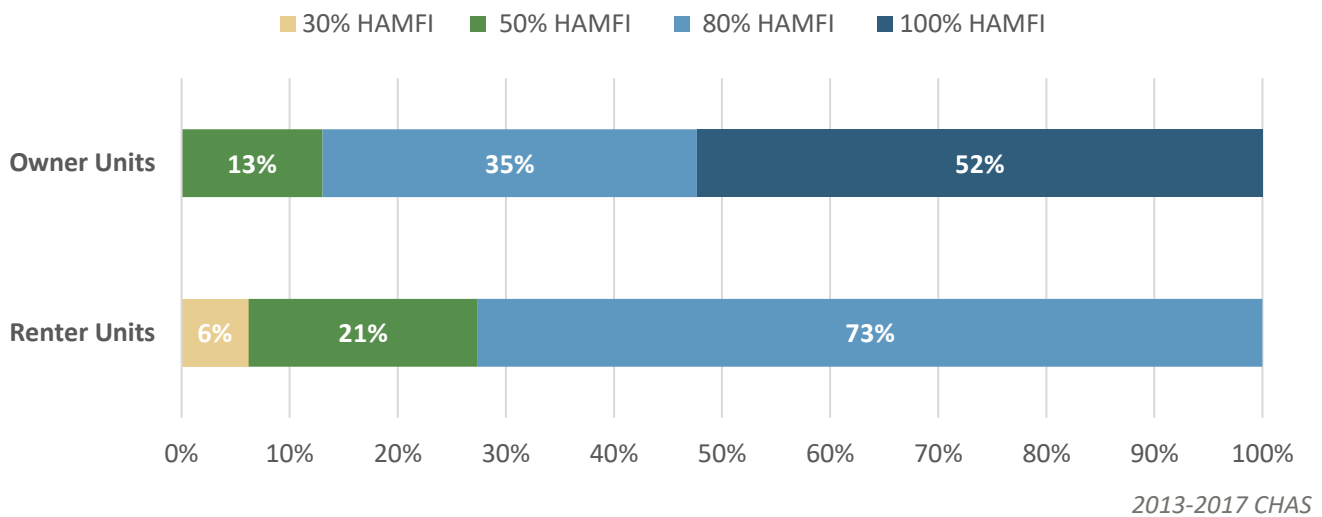
### Housing Affordability

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

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

2013-2017 CHAS

**Figure 17: Share of Units Affordable to Households by HAMFI**



## Monthly Rent

**Table 45: HOME Monthly Rent**

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

*HUD FMR and HOME Rents*

### Is there sufficient housing for households at all income levels?

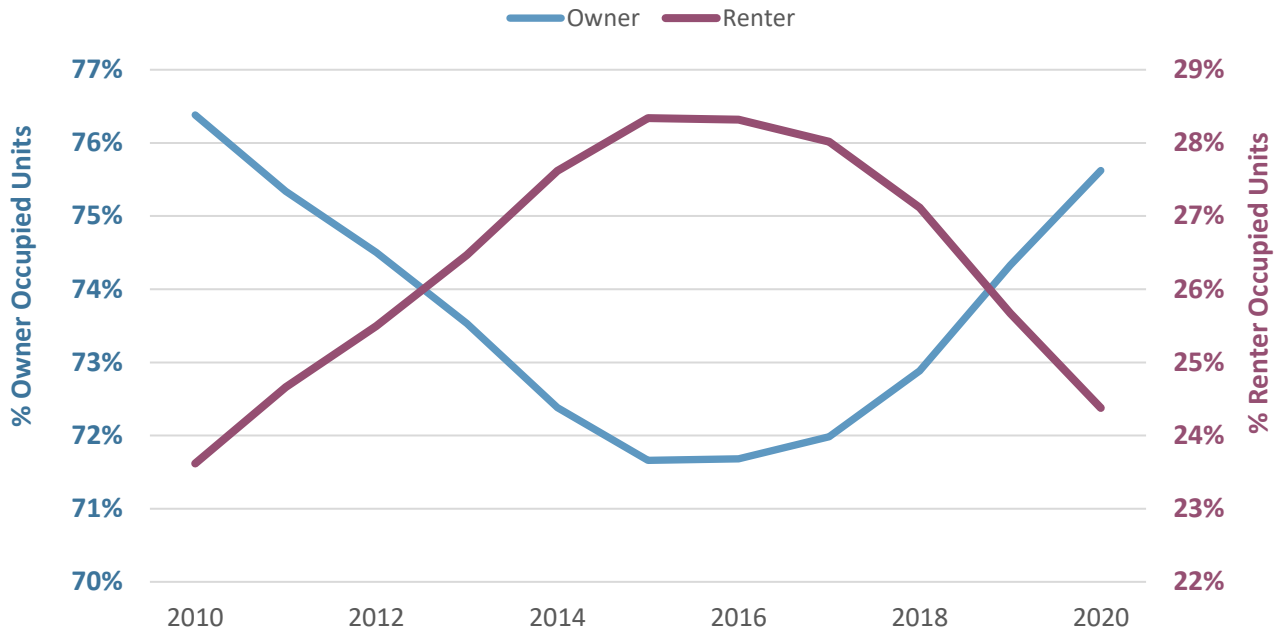
There is more naturally occurring affordable housing (both rental and owner-occupied) in the area of Cocoa to Port St. Johns and Titusville. Housing in Melbourne and Palm Bay is less affordable, but several affordable pockets of affordability remain. Regardless of location, there is not enough housing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

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

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

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

**Figure 18: Share of Owner and Renter Occupied Units**



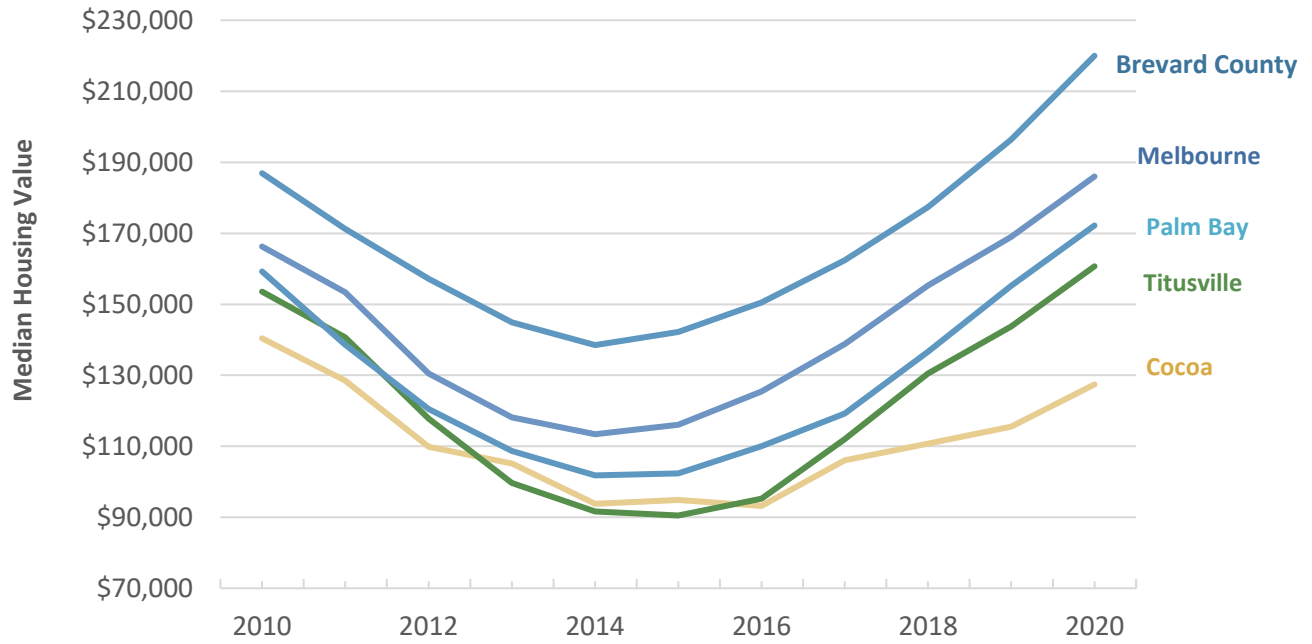
*ACS 5-year estimates for years 2010-2020*

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

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

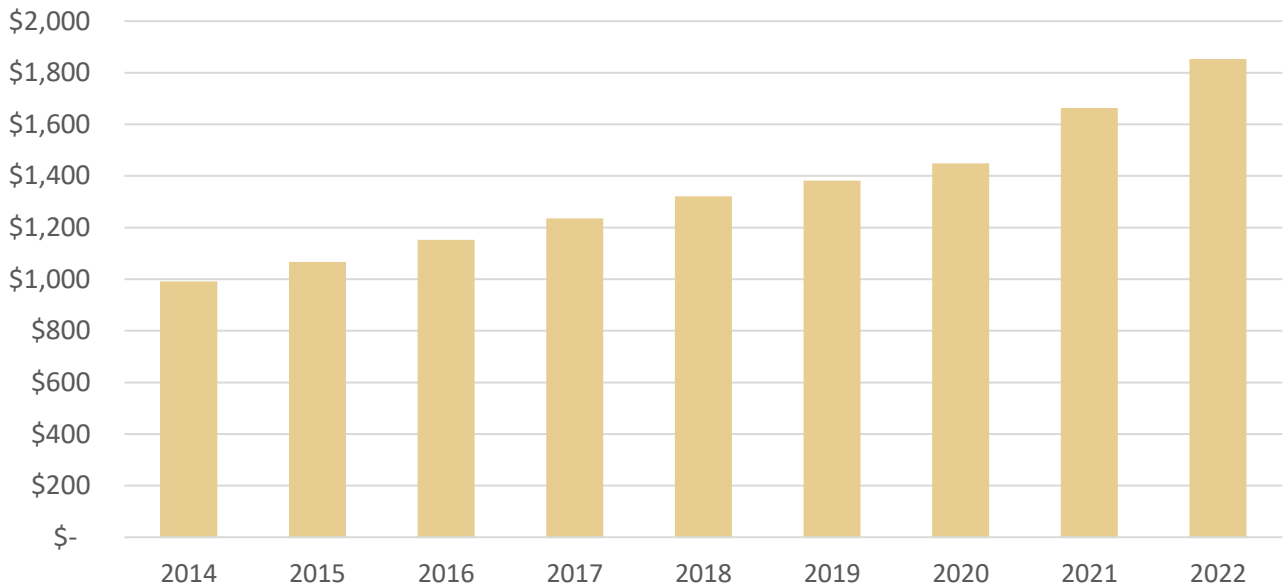


**Figure 19: Median Housing Values by Jurisdiction, 2010-2020**



ACS 5-year estimates for years 2010-2020

**Figure 20: Average Annual Rent in the Melbourne Metro Region**



2014-2022 Zillow Observed Rent Index (ZORI)

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

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

### **Discussion**

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

# MA-20 Housing Market Analysis: Condition of Housing

91.410, 91.210(a)

## Introduction

The condition of housing units is assessed using five criteria:

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

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

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

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

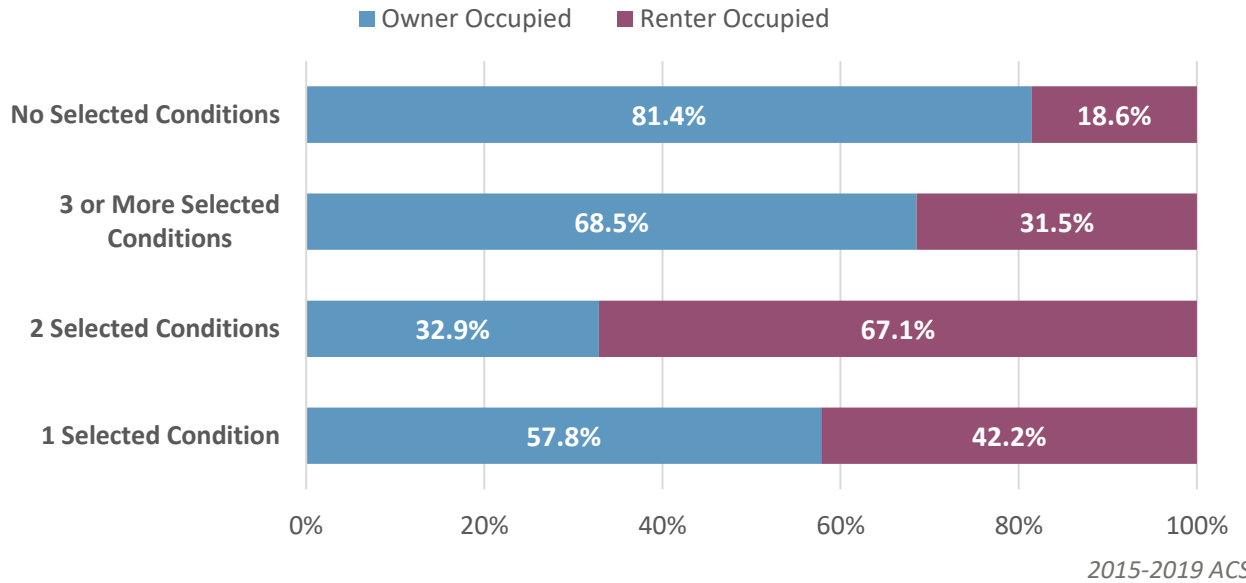
## Condition of Units

Table 46: Condition of Housing Units

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

2013-2017 ACS

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



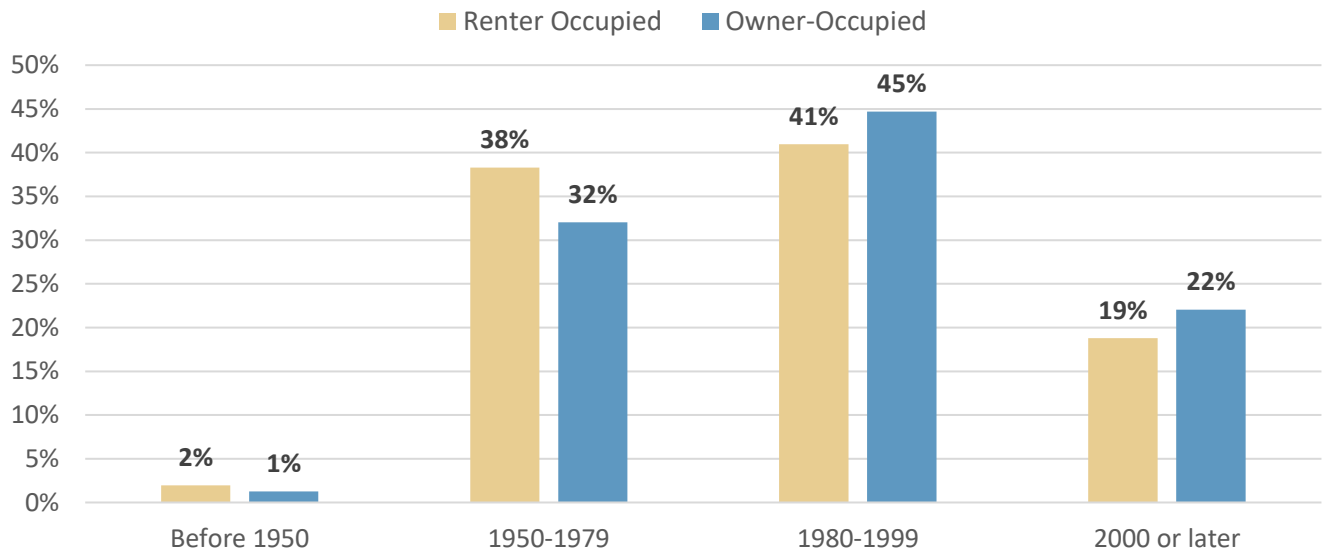
## Year Unit Built

Table 47: Year Unit Built

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

2013-2017 CHAS

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



2013-2017 ACS

### Risk of Lead-Based Paint Hazard

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

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

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

### Vacant Units

**Table 49: Suitability of Vacant Units for Rehabilitation**

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

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

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

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

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

Lead-based paint (and other products used in housing construction such as wood varnishes) is commonly found in housing units built before lead paint was federally banned in 1978. Lead is a particular concern in housing with children who reside in the housing unit, as children are the most susceptible to lead poisoning. Over a third (33%) of owner-occupied housing and 40% of renter-occupied housing in the county was built before 1980. Although current HUD habitability standards require inspections for units constructed prior to 1978 that will be occupied by households with children aged six years or younger, lead poisoning remains a serious health risk especially for young children.

Low- and moderate-income (LMI) families with children are at a higher risk of lead poisoning, especially if the family resides in a housing unit constructed before 1980 that has not been remediated for lead-based paint. Table 50 indicates that in Brevard County, there are 2,875 LMI renter households with children and 1,245 LMI owner households with children that reside in housing units constructed before 1980. Although CHAS data do not identify housing units requiring lead hazard remediation, the data indicates that a significant number of lower income households with young children reside in older housing stock.

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

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

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

2013-2017 CHAS

## Discussion

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

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

ACS 5-year estimates for years 2015-2020



## MA-25 Public and Assisted Housing

91.410, 91.210(b)

### Introduction

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

### Totals Number of Units

Table 52: Total Number of Units by Program Type

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

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

PIC (PIH Information Center)

**Describe the supply of public housing developments:**

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

**Table 53: Number of Subsidized Units by HUD Program**

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

*Picture of Subsidized Households 2021, HUD PD&R*

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

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

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

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

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

*HUD Section 811 Program*

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

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

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

*HUD Section 202 Program*

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

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

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

**Public Housing Condition**

**Table 56: Condition of Public Housing Properties**

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

*2018 Public Housing Physical Inspection Score*

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

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

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

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

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

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

**Discussion:**

## MA-30 Homeless Facilities and Services

91.410, 91.210(c)

### Introduction

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

### Facilities Targeted to Homeless Persons

Table 57: Facilities Targeted to Homeless Persons

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

*Note: Emergency shelter beds include HIC beds labelled as Emergency Shelter and Safe Haven beds  
2021 CoC Housing Inventory Count (HIC)*

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

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

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

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

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

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

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

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

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

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

The 2021 Homeless Assistance Programs Housing Inventory County Report shows that there are currently 186 Safe Haven and Transitional Housing units plus 104 units of Permanent Housing (96 Rapid Re-Housing and 8 Permanent Supportive Housing) units reserved for veterans within the Brevard County CoC. There are 894 Family beds reserved for households with one adult and at least one child under age 18 (337 Emergency Shelter, Safe Haven, and Transitional Housing beds and 557 Permanent Housing beds).

## MA-35 Special Needs Facilities and Services

91.410, 91.210(d)

### **Introduction**

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

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

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

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

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

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

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

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

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



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

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

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

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

The County will be undertaking affordable housing projects in the next five years that address housing and supportive service needs. These projects are in the planning stages and will be added to the year 2-5 Annual Action Plans. Should the projects require the addition of a 5-year Goal in the Consolidated Plan, the Consolidated Plan will be amended as required by the County's Citizen Participation Plan.

## MA-40 Barriers to Affordable Housing

91.410, 91.210(e)

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

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

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

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

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

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

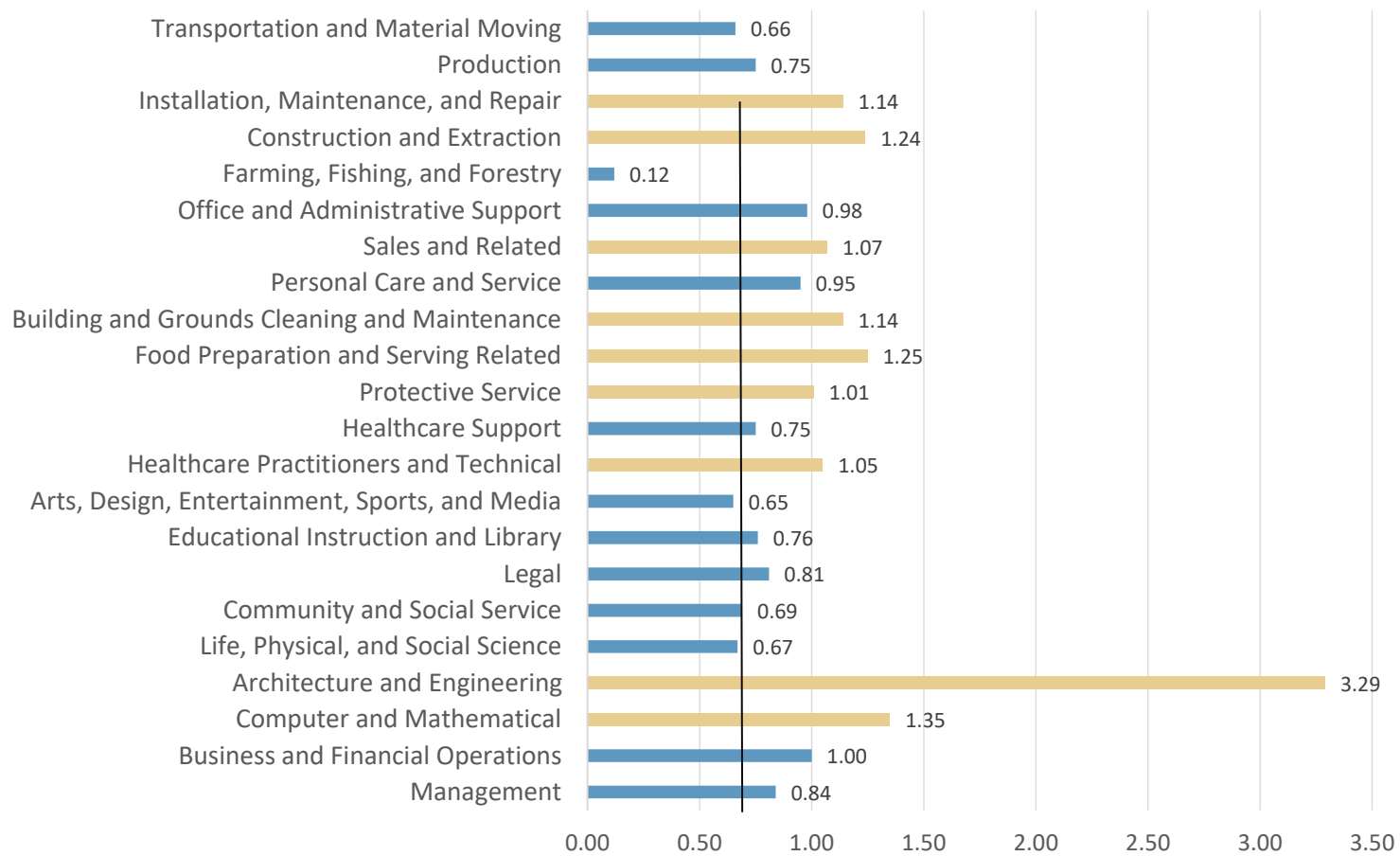
# MA-45 Non-Housing Community Development Assets

91.410, 91.210(f)

## Economic Development Market Analysis

Figure 23: Industry Location Quotient in Brevard County

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



## Business Activity

Table 58: Number of Workers and Jobs by Business Sector

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

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

## Labor Force

Table 59: Labor Force

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

2013-2017 ACS

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

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

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

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

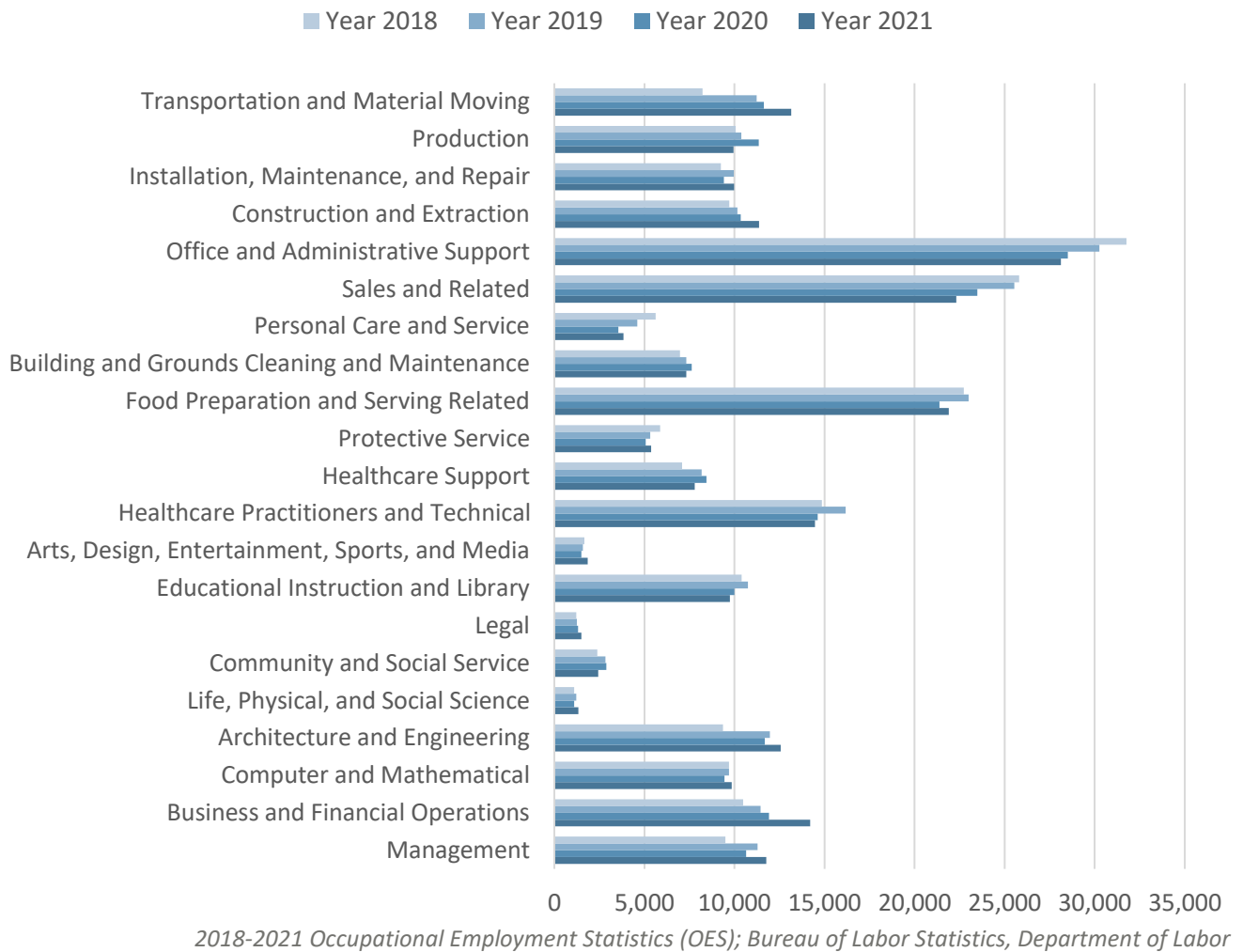
*Florida Insight, Employer Database. Florida Department of Economic Opportunity, 2021*

**Table 61: Occupations by Sector**

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

*2013-2017 ACS*

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



**Travel Time**

**Table 62: Travel Time**

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

2013-2017 ACS

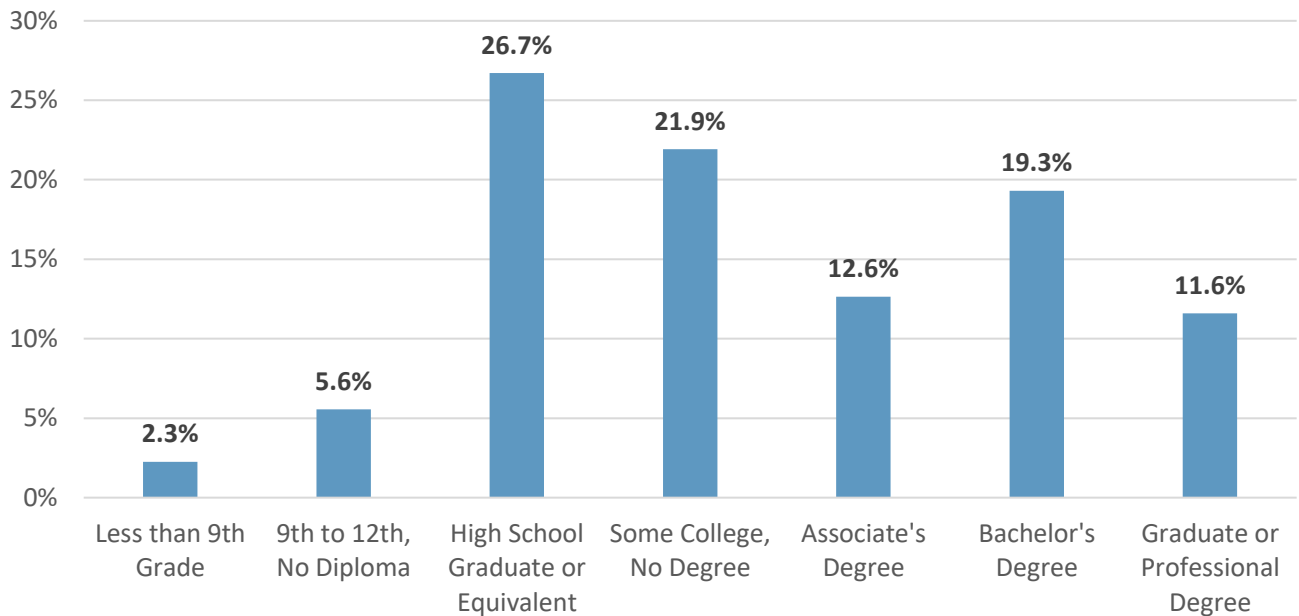
**Education:**

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

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

2013-2017 ACS

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



2013-2017 ACS



**Table 64: Educational Attainment by Age**

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

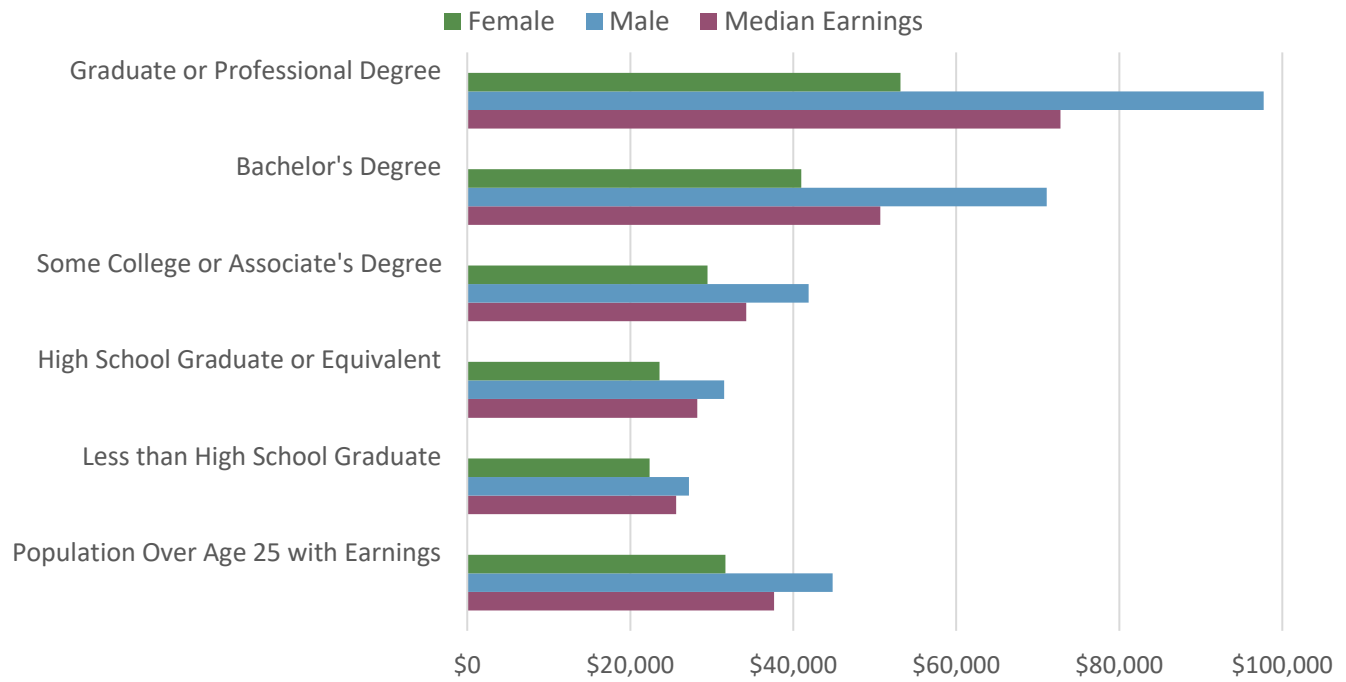
2013-2017 ACS

**Table 65: Median Earnings in the Past 12 Months**

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

2013-2017 ACS

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



2016-2020 ACS

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

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

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

**Describe the workforce and infrastructure needs of the business community:**

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

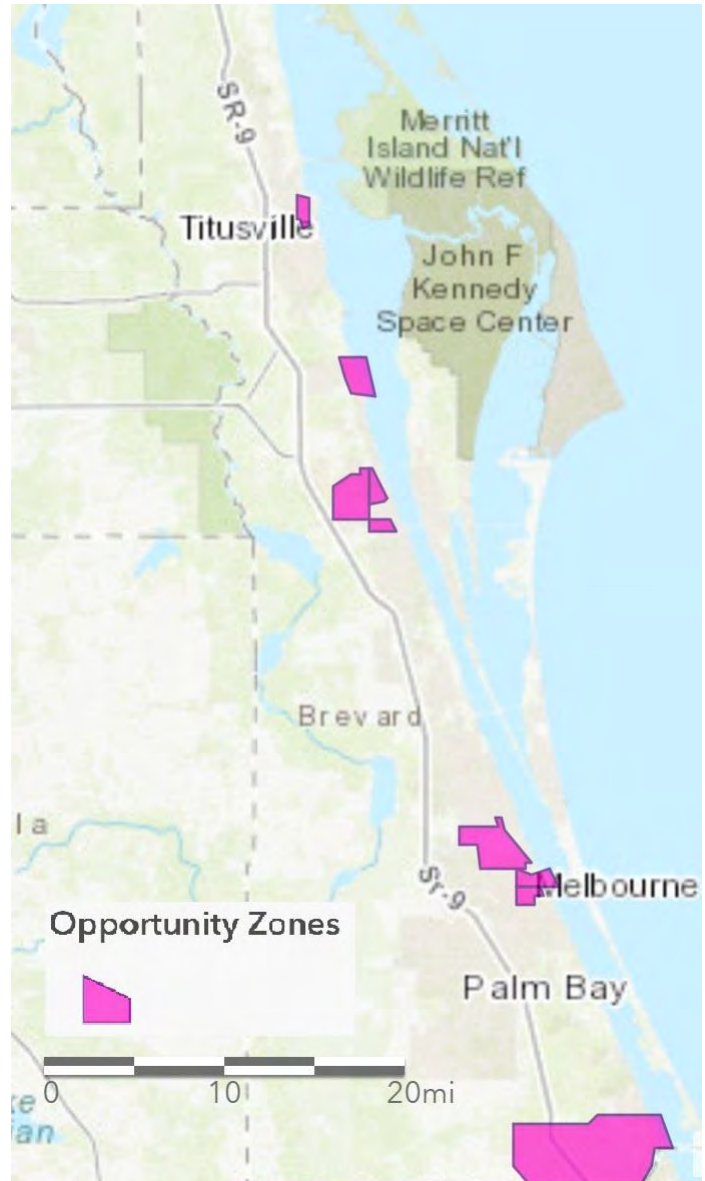
with existing housing. Plans for transportation to and from work and commerce centers will need to be implemented if a significant number of housing units are created for current and future workers in the county. Housing ownership is also a newly emerging barrier to growing the local workforce as short-term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

Figure 27: Opportunity Zones in Brevard County

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

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

*Map of Opportunity Zones, HUD*

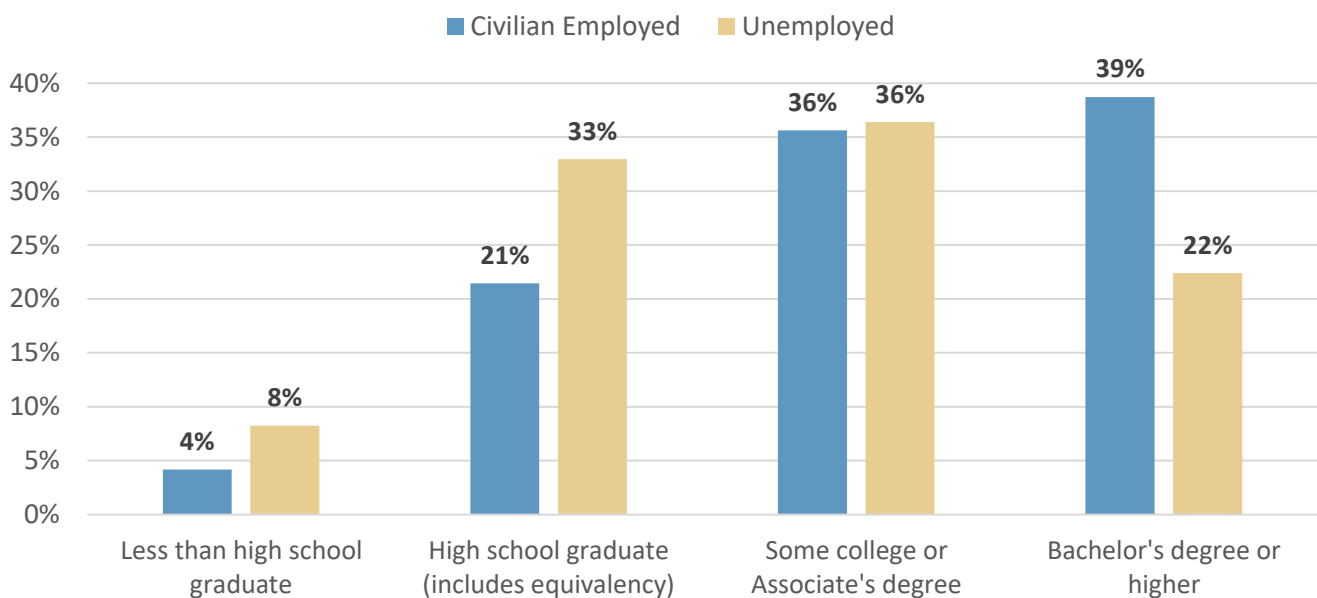


**How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?**

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

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

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



2013-2017 ACS

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

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

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

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

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

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

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

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

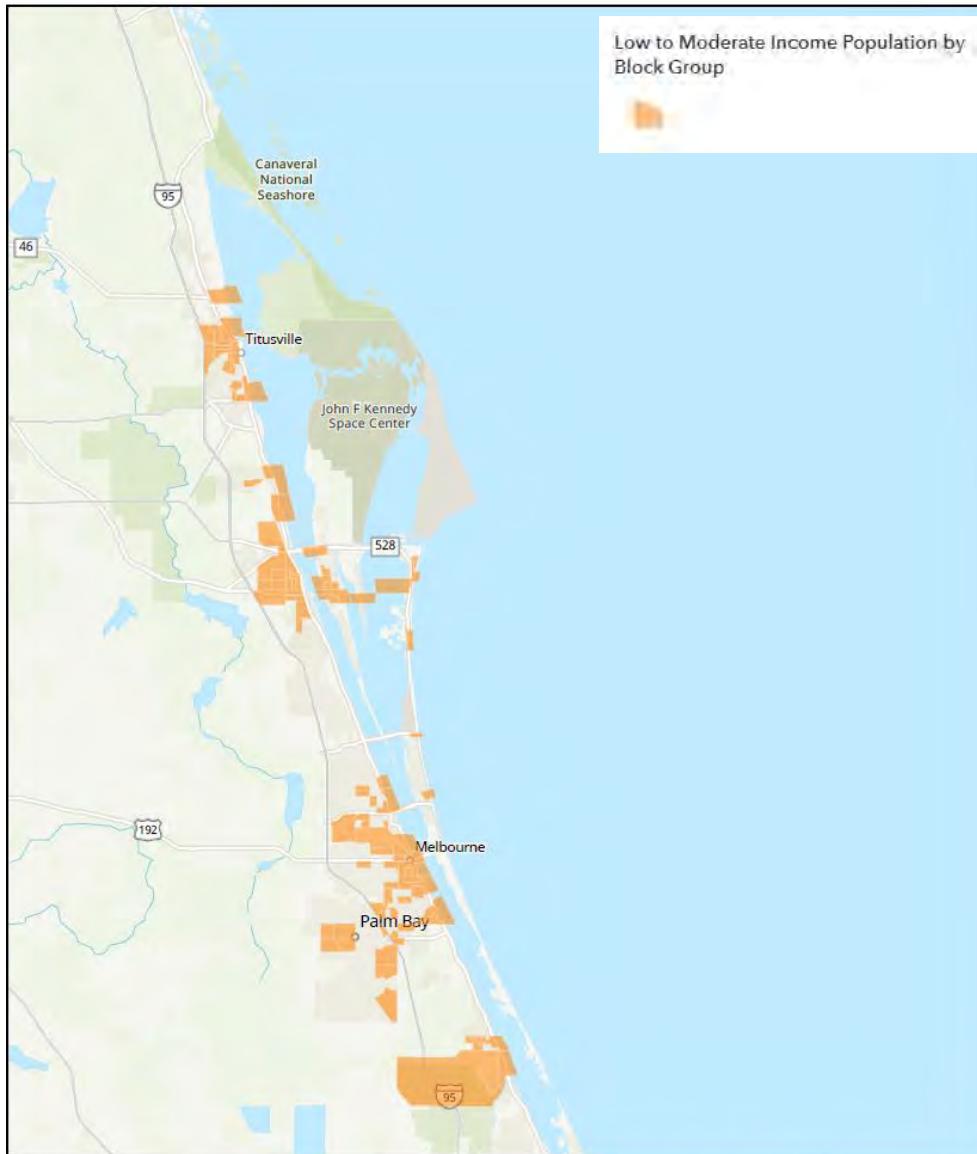
**Discussion**

# MA-50 Needs and Market Analysis Discussion

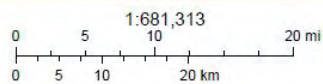
**Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")**

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

**Figure 29: Low/Mod Census Tracts in Brevard County**



4/5/2022



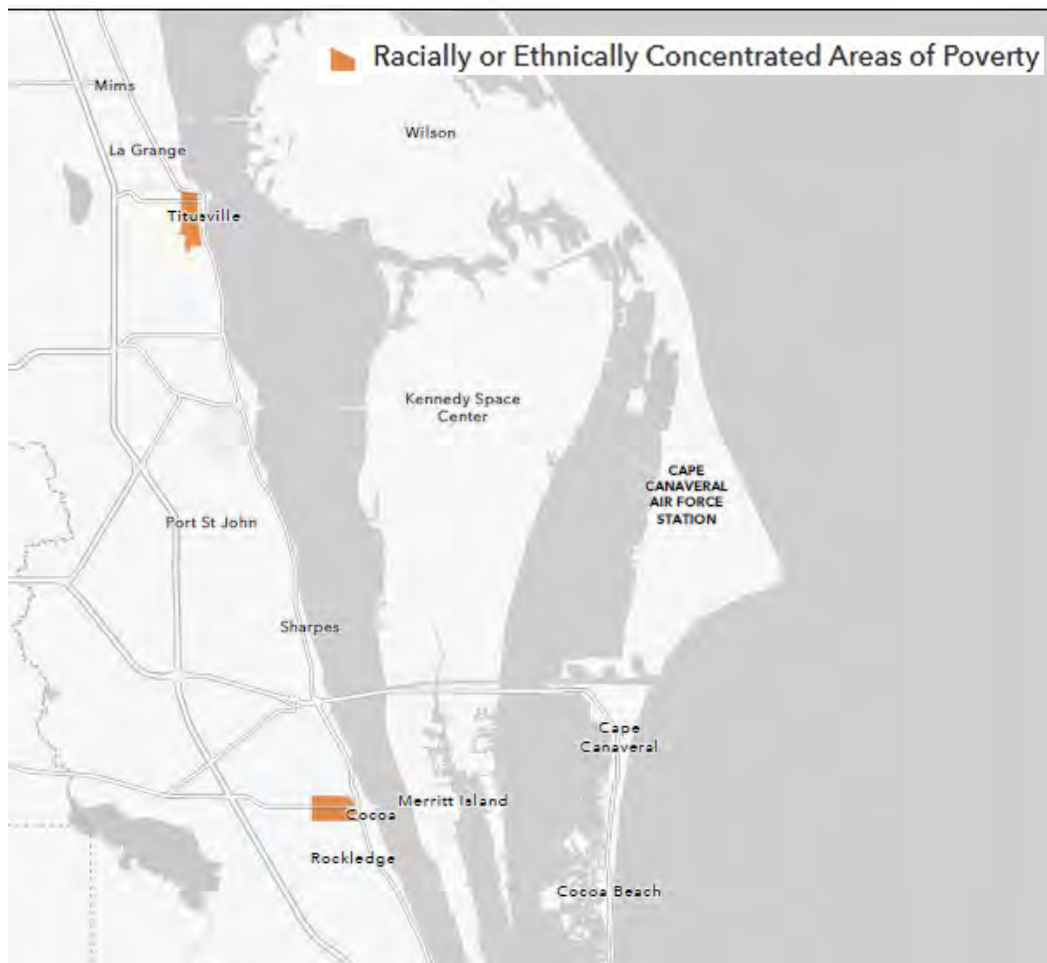
*HUD Low to Moderate Income Population by Block Group, 2019*

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

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

Brevard County has two R/ECAP Census Tract areas.

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



*HUD R/ECAPs Updated 2018*



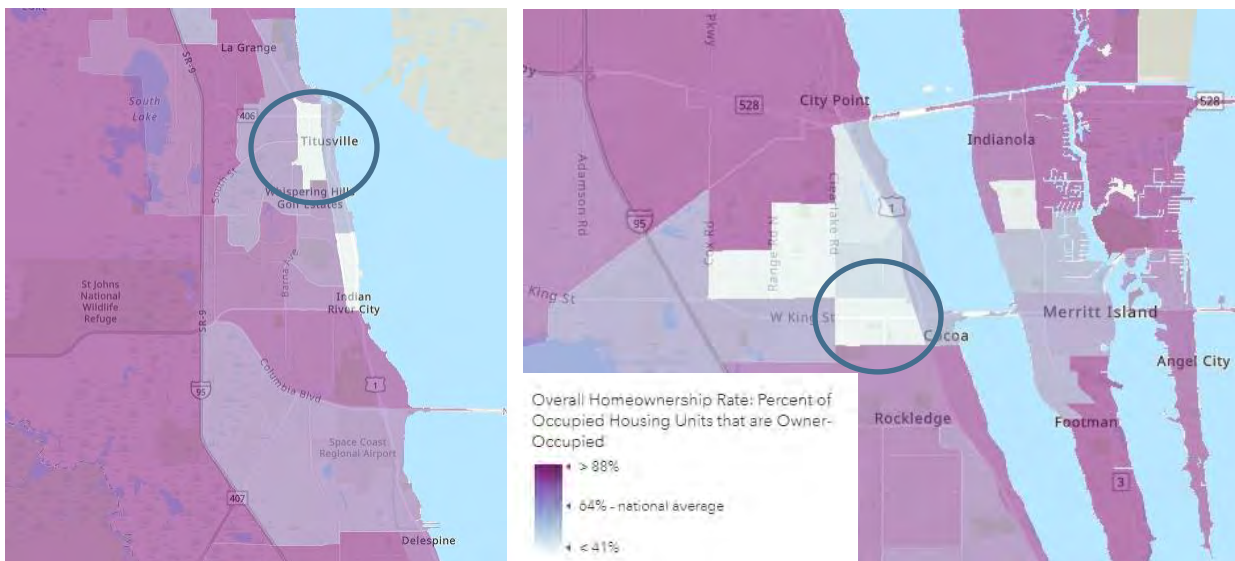
## What are the characteristics of the market in these areas/neighborhoods?

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

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

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

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



*ACS 5YR Housing Estimate Data by Tract 2013-2017; HUD R/ECAPs Updated 2018*

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

- Low Income
- Older housing stock – single family homes, duplexes and quadplexes
- Established communities

## Are there any community assets in these areas/neighborhoods?

- Charter school serves the community
- Community Redevelopment Agency



- Community Center
- Moore Social Service Center

**Are there other strategic opportunities in any of these areas?**

- Infill housing
- Infrastructure improvements
- Making Broadband available

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

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

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

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

**Table 66: Broadband Access by Type**

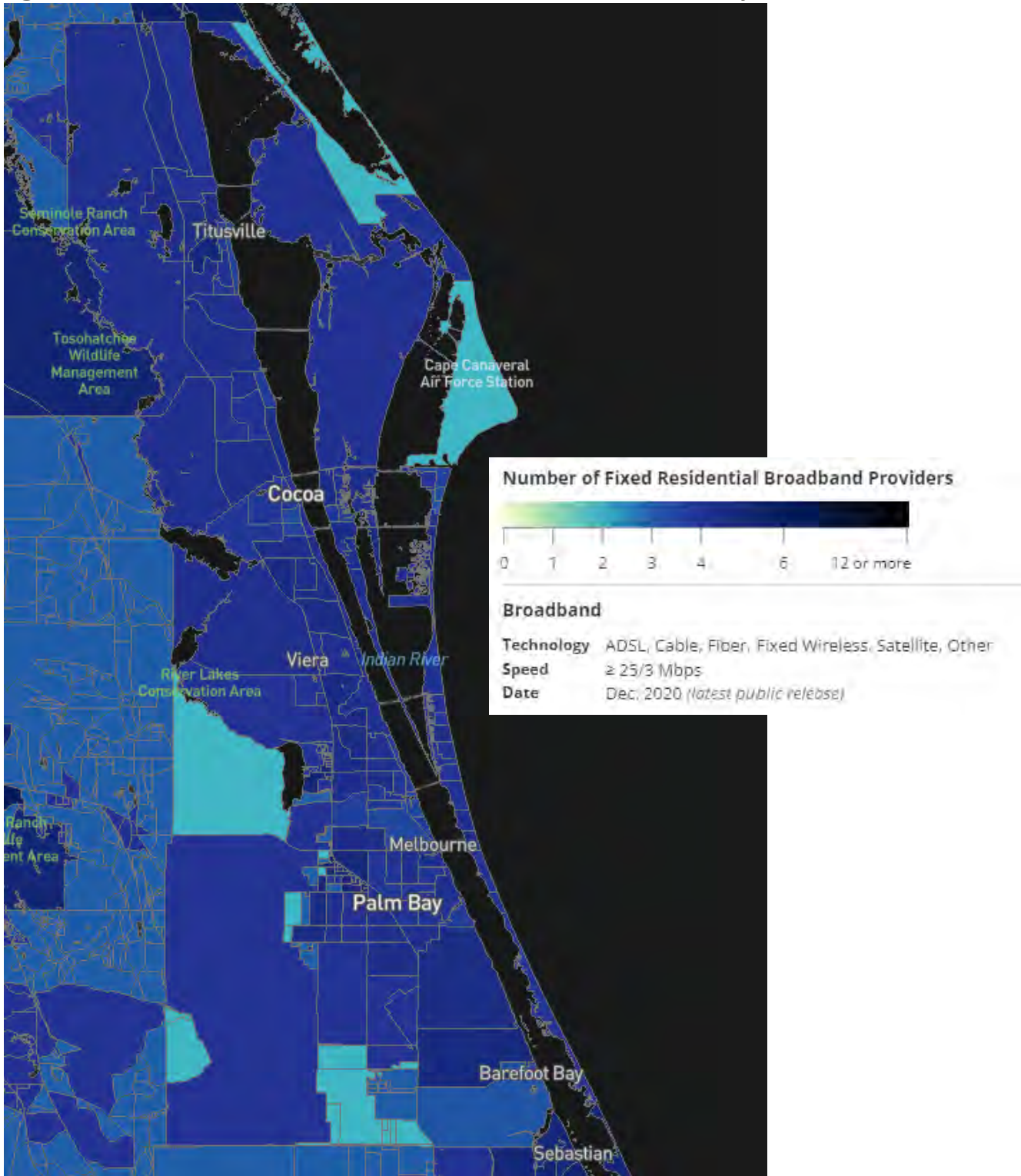
<b>Broadband Type</b>	<b># Households</b>	<b>% Total Households</b>
<b>With an Internet Subscription</b>	<b>210,327</b>	<b>89.1%</b>
Dial-up with no other type of Internet subscription	697	0.3%
Broadband of any type	209,630	88.8%
<b>Cellular data plan</b>	<b>181,404</b>	<b>76.9%</b>
Cellular data plan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

2016-2020 ACS

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

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

Figure 32: Number of Residential Broadband Providers in Brevard County



Federal Communications Commission, Fixed Broadband Deployment

## MA-65 Hazard Mitigation

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

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

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

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

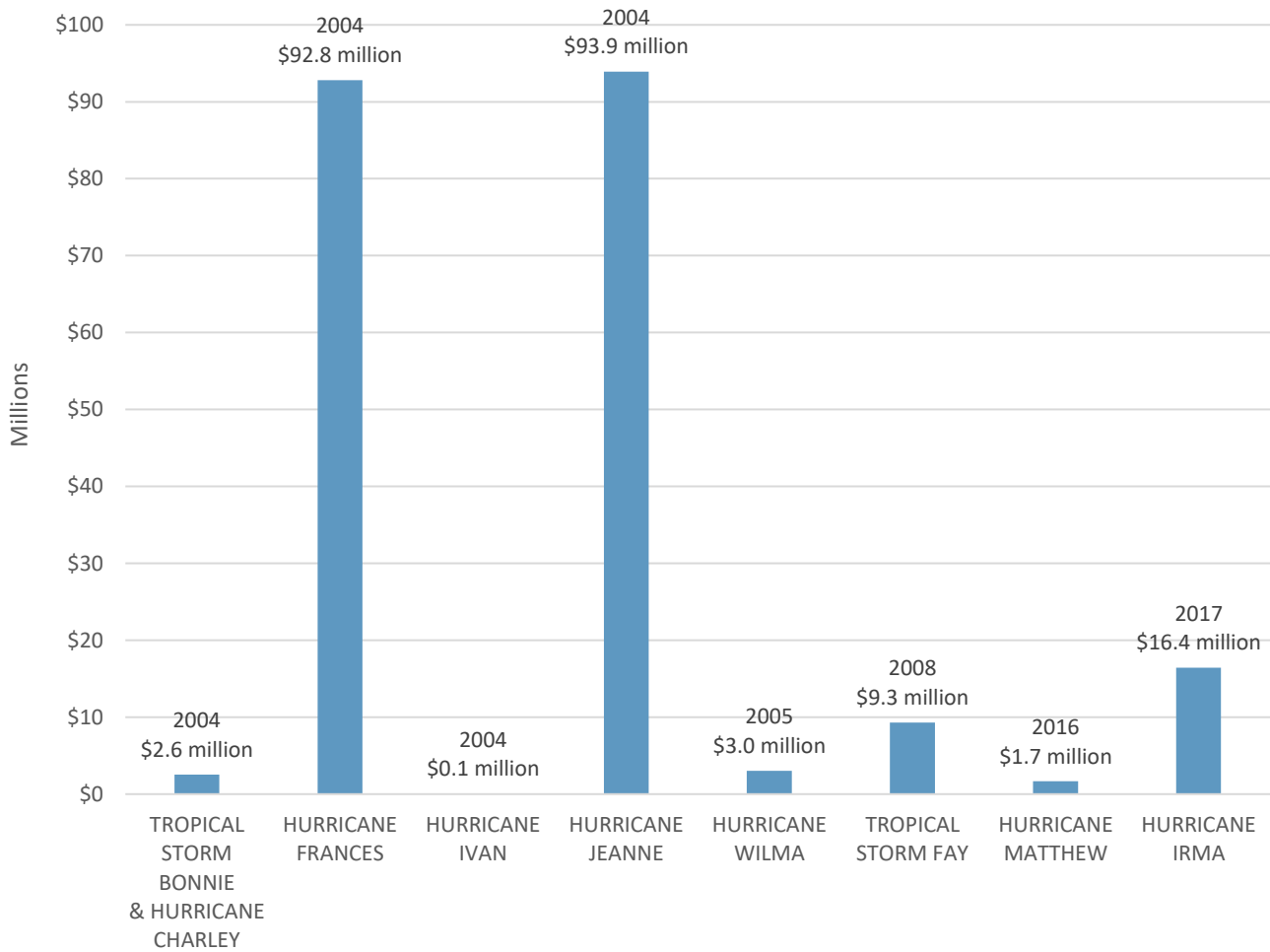
### **Describe the vulnerability to these risks of housing occupied by low- and moderate-income households based on an analysis of data, findings, and methods.**

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

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

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

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



*Open FEMA Dataset: Housing Assistance Data Owners*

# Strategic Plan

## SP-05 Overview

### Strategic Plan Overview

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

### Target Areas

Table 67: Target Areas

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

## Priority Needs

Table 68: Priority Needs

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

## Goals

Table 69: Goals

Goal	Description
<b>Expand and Preserve Affordable Rental Housing</b>	Provide rental housing stock that is available and affordable to those households earning less than 80% AMI. The kinds of projects expected to support achieving this goal will be acquisition of real property (land and/or buildings), new construction of rental units, rehabilitation of rental units, and Tenant Based Rental Assistance (TBRA).
<b>Expand and Preserve Affordable Owner Housing</b>	Provide housing stock that is available and affordable for low- and moderate-income households to purchase. The kinds of projects expected to support this goal will be homeowner purchase assistance, housing rehabilitation, and new construction of units available for purchase.

<b>Goal</b>	<b>Description</b>
<b>Increase Capacity of CHDO Partners</b>	Support for the local Community Housing Development Organizations (CHDO) partners is critical for the short-term development and long-term provision of affordable housing. Projects under this goal will provide funds for operating expenses for CHDOs to sustain and increase their capacity.
<b>Expand Fair Housing</b>	Administer fair housing services for the HOME Consortium. Funded projects under this goal may support fair housing training, education, fair housing testing, and advertising organizations that can address fair housing complaints or issues.
<b>Improve Low/Moderate Income Neighborhoods</b>	Enhance community infrastructure and facilities to provide a sustainable and future equitable growth. Some types of projects that will achieve this goal are water and sewer line improvements, the removal of slum and blight, road, and drainage improvements, improving parks, community centers, and recreation facilities.
<b>Provide Human Services</b>	Address the service needs of the community, especially seniors, youth, and those experiencing homelessness. Some example projects that work to achieve this goal will be funding community kitchens, meal programs, education programs, and those homeless service providers offering direct care to households.
<b>Administration</b>	Provide resources to manage and implement the programs described in this Consolidated Plan. This goal will supply funds to pay for staff to ensure adequate capacity, oversee programs, and meet regulatory requirements.



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

# SP-10 Geographic Priorities

91.415, 91.215(a)(1)

## Geographic Area

Table 70: Geographic Areas in Brevard County

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

## General Allocation Priorities

Describe the basis for allocating investments geographically within the jurisdiction.

### CDBG

The County will primarily focus CDBG investments in low- moderate-income neighborhoods. In the past, the County has focused its CDBG investments in seven target areas, each with neighborhood boundaries, listed above. These target neighborhoods were defined for the 2016-2020 Consolidated Plan and remain target neighborhoods for the 2022-2026 Consolidated Plan, but as needs and resources change, the County may adjust target areas to invest resources where they are most impactful. These target areas are not official HUD designated target areas. There is one HUD-recognized racially concentrated area of poverty (RCAP) located in unincorporated Brevard County, within the West Cocoa neighborhood, which is also a target area identified by the County. The County makes purposeful efforts to distribute CDBG funds across the target in an equitable fashion over the Consolidated Plan cycle (5 years).

In most cases, the County’s CDBG funds may be spent anywhere within unincorporated Brevard County and the Cities that have signed inter-local agreements with Brevard County (which include Rockledge, Satellite Beach, Cocoa Beach, Palm Shores, Melbourne Village, Indian Harbour Beach, and Indialantic). CDBG funds may not be spent in the other four CDBG entitlement cities (Titusville, Cocoa, Palm Bay, and Melbourne). The County encourages all

eligible areas to submit potential projects through the County's CDBG Neighborhood Request for Proposals (RFP) process.

## **HOME**

HOME funds may be used anywhere in the Brevard HOME Consortium area which includes the County and all cities within Brevard County. The Consortium allocates funds between the four participating jurisdictions and the County but maintains flexibility to adjust as needed to support projects and meet HOME expenditure requirements.

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

### Priority Needs

Table 71: Priority Needs in Brevard County

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

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

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

# SP-30 Influence of Market Conditions

91.415, 91.215(b)

## Influence of Market Conditions

**Table 72: Influence of Market Conditions**

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

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



# SP-35 Anticipated Resources

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

## **Introduction**

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

## **Anticipated Resources**

**Table 73: Anticipated Funds**

Program	Funds Source	Uses of Funds	Expected Amount Available Year 1				Amount Available Rest of Con Plan	Narrative Description
			Annual Allocation:	Program Income:	Prior Year Resources:	Total:		
CDBG	public - federal	Acquisition Admin Economic Development Housing Public Improvements Public Services	\$1,372,105	0	1,348,356	2,720,461	5,488,420	CDBG funds for non-housing community development.
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	\$1,300,662	166,950	4,989,394	6,457,006	5,202,648	HOME funds for housing activities.

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

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

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

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

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

**Discussion**

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

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

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

# SP-40 Institutional Delivery Structure

91.415, 91.215(k)

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

**Table 74: Institutional Delivery Structure**

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

## Assess of Strengths and Gaps in the Institutional Delivery System

### HOME Consortium

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

### Brevard Homeless Coalition

The Brevard Homeless Coalition took over as the continuum of care (CoC) lead agency in 2015. Since then, the CoC has grown to include over seventy service providers. The CoC has rapidly grown its capacity since the 2016 Consolidated Plan cycle. The CoC utilizes the “housing first” model and encourages all service agencies to utilize the chosen homeless management information system (HMIS) software. Although not all service agencies do utilize HMIS, the CoC recognizes the usefulness of HMIS and is actively working with service agencies to participate in HMIS and a coordinated assessment process to best serve the community and most efficiently allocate resources.

**CHDOs**

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

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

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

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

Table 75: Homeless Prevention Services Summary

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
<b>Homelessness Prevention Services</b>			
Counseling/Advocacy	X	X	X
Legal Assistance	X		
Mortgage Assistance	X		
Rental Assistance	X	X	X
Utilities Assistance	X	X	

<b>Street Outreach Services</b>			
Law Enforcement	X		
Mobile Clinics	X		
Other Street Outreach Services	X	X	
<b>Supportive Services</b>			
Alcohol & Drug Abuse	X	X	
Child Care	X	X	
Education	X	X	
Employment and Employment Training	X	X	
Healthcare	X	X	
HIV/AIDS	X		X
Life Skills	X		
Mental Health Counseling	X	X	
Transportation	X	X	

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

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

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

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

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

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

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

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

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

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

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



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

**Goals Summary Information**

**Table 76: Goals Summary**

#	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed
1	Expand and Preserve Affordable Rental Housing	2022	2026	Affordable Housing	Countywide	Affordable Housing
2	Expand and Preserve Affordable Owner Housing	2022	2026	Affordable Housing	Countywide	Affordable Housing
3	Increase Capacity of CHDO Partners	2022	2026	Affordable Housing	Countywide	Affordable Housing
4	Expand Fair Housing	2022	2026	Affordable Housing Non-Homeless Special Needs	Countywide	Equitable Access to Housing
5	Improve Low/Moderate Income Neighborhoods	2022	2026	Non-Homeless Special Needs Non-Housing Community Development	Target Areas	Community and Economic Development
6	Provide Human Services	2022	2026	Homelessness	Countywide	Access to Human Services
7	Administration	2022	2026	Other	Countywide	

Table 77: Goals and Goal Outcome Indicators

#	Goal Name	Funding	Goal Outcome Indicator
1	<b>Expand and preserve affordable rental housing</b>	HOME:	Rental units rehabilitated: 25 Housing units TBRA: 50 households assisted
2	<b>Expand and preserve affordable owner housing</b>	HOME:	Homeowner Housing Added: 10 Housing units Homeowner Housing Rehabilitated: 30 Housing units Direct Financial Assistance to Homebuyers: 15 Households Assisted
3	<b>Increase Capacity of CHDO Partners</b>	HOME:	Other: Capacity Building for 3 CHDOs
4	<b>Expand Fair Housing</b>	HOME: CDBG:	Other: 1
5	<b>Improve Low/Moderate Income Neighborhoods</b>	CDBG:	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 7,375 Persons Assisted Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 10,710 Persons Assisted Buildings Demolished: Buildings 10
6	<b>Provide human services</b>	CDBG:	Public Service Activities other than Low/Moderate Income Housing Benefit: 933 Persons Assisted
7	<b>Administration</b>	HOME: CDBG:	Other: 1

Table 78: Goal Descriptions

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

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

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

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

## SP-50 Public Housing Accessibility and Involvement

91.415, 91.215(c)

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

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

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

**Housing Authority of Brevard County (HABC):** There are currently 318 individuals with a disability on HABC's public housing waiting list and 136 individuals with a disability on the Section 8 waitlist. HABC has a total of 472 units, 58 of which (12%) are accessible to persons with disabilities.

**Housing Authority of the City of Titusville (HACTV)** - HACTV is working on making all public housing units more accessible for elderly and disabled individuals as they are rehabilitated. Currently, HACTV has 255 units, 123 of which (48%) are accessible to persons with disabilities.

**City of Cocoa Housing Authority (CHA)** – There are currently 244 individuals with a disability on CHAS's waiting lists. Of the housing authority's 327 RAD/PBRA units, 18 of them (6%) are accessible to persons with disabilities.

### **Activities to Increase Resident Involvements**

All of the County's housing authorities offer a variety of supportive activities, including self-sufficiency programs for residents. Residents are encouraged to participate in resident council meetings. Consortium members will support the Housing Authorities Annual Plan and provide a variety of

activities during the year to encourage public housing residents to become more self-sufficient and participate in homeownership.

These activities include:

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

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

No

**Plan to remove the 'troubled' designation**

Not applicable.

# SP-55 Strategic Plan Barriers to Affordable Housing

91.415, 91.215(h)

## **Barriers to Affordable Housing**

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

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

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

## **Strategy to Remove or Ameliorate the Barriers to Affordable Housing**

Brevard County and the 4 jurisdictions participate in the State Housing Initiatives Partnership (SHIP) program. In order to receive and use SHIP funds for the development of affordable housing, they are required to appoint an advisory committee that reviews established policies, procedures, ordinances, and land development regulations impacting housing development each year. This review of policies culminates in a report, the *Affordable Housing Incentives Report*. Some recommendations from the 2021 reports from the Consortium include:

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

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

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

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



## SP-60 Homelessness Strategy

91.415, 91.215(d)

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

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

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

The Coordinated Entry System (CES) is Brevard County's response to quickly and equitably coordinating the frontline housing crisis. CES engages with homeless individuals, families, and youth from the first point of access and assessment until they've been matched with services, placed in permanent housing, and have become self-sustainable. CES allows our Continuum of Care (CoC) to focus HUD-funding on individuals with the least access to resources through Coordinated Assessment. The CoC's lead agency, the Brevard Homeless Coalition, manages the CES and works with provider agencies to determine capacity and provide administrative support.

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

BHC engages the Outreach teams of National Homeless Veteran's Support, Volunteers of America, Crosswinds and the Veteran's Administration when they attend a weekly Coordinated Housing Assessment Team meeting to help engage and house those households experiencing homelessness. Also, through HUD and ESG funding, Crosswinds Youth maintains staff that provides outreach for those Youth who are homeless in Brevard County. National Homeless Veterans Support provides outreach for all people experiencing homelessness in the northern part of Brevard County and Daily Bread along with South Brevard Sharing Center provide outreach for the southern end of Brevard County.

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

**homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again.**

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

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

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

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

## SP-65 Lead-based Paint Hazards

91.415, 91.215(i)

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

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

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

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

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

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

## SP-70 Anti-Poverty Strategy

91.415, 91.215(j)

### **Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families**

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

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

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

The County works closely with the other HOME Consortium member cities as well as CHDO partners and the Brevard Homeless Coalition (BHC) to understand needs and develop goals and implementation plans that work to address the most pressing needs identified by all partners. Similarly, the County meets with representatives from the target areas identified in this Consolidated Plan. Those target areas also produce 5-year planning documents. The County will continue to align goals and develop projects that meet the needs described by those living within the target areas and other low- and moderate-income areas.

## SP-80 Monitoring

91.230

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

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

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

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

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

# Action Plan

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

### Introduction

The following table describes the federal resources from HUD made available to Brevard County for the 2022 Program Year. The CDBG funds will support non-housing community development of Brevard County outside of the four cities that receive CDBG funds separately. The HOME funds address housing needs within the Brevard County HOME Consortium area which include all of Brevard County. The table includes the annual allocation, any prior year resources not expended before the 2022 program year, and then any program income. The “Expected Amount Available Remainder of Con Plan” column is an estimate of the amount of total resources to be made available from HUD for program years 2023 through 2026.

### Anticipated Resources

Table 79: Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of Con Plan	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	\$1,372,105	0	1,348,356	2,720,461	5,488,420	Funding for non-housing community development

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of Con Plan	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	1,300,662	166,950	6,046,336	7,513,948	5,202,648	Funding for housing activities.

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

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

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

**needs identified in the plan**

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



## AP-20 Annual Goals and Objectives

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

### Goals Summary Information

Table 80: Goals Summary

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

**Table 81: Goals, Funding, and Goal Outcome Indicators**

#	Goal Name	Funding	Goal Outcome Indicator
1	Expand and preserve affordable <b>rental</b> housing	HOME: \$757,595	Rental units rehabilitated: 10 Housing units TBRA: 25 households assisted
2	Expand and preserve affordable <b>owner</b> housing	HOME: \$413,000	Homeowner Housing Added: 2 Housing units Homeowner Housing Rehabilitated: 9 Housing units Direct Financial Assistance to Homebuyers: 22 Households Assisted
3	Increase Capacity of CHDO Partners	HOME:	Other:
4	Expand Fair Housing	HOME: \$9,140	Other: 1
5	Improve low/moderate income neighborhoods	CDBG: \$891,868	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 7,375 Persons Assisted  Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 10,710 Persons Assisted  Buildings Demolished: Buildings 10
6	Provide human services	CDBG: \$205,816	Public Service Activities other than Low/Moderate Income Housing Benefit: 933 Persons Assisted
7	Administration	HOME: \$120,421  CDBG: \$274,421	Other: 1

## Goal Descriptions

Table 82: Goal Descriptions

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

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

## AP-35 Projects

91.420, 91.220(d)

### Introduction

The Fiscal Year 2022 planned projects will address the County’s housing and community development needs. Those planned projects are described below. The prior year CDBG funds (\$1,348,356) will be allocated to an infrastructure project identified by the CDBG Advisory Committee.

**Table 83: Project Information**

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

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

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

## AP-35 Projects

### Project Summary Information

Table 84: Project Summary

<b>1</b>	<b>Project Name</b>	<b>CDBG: Public Service Projects</b>
	<b>Target Area</b>	Countywide
	<b>Goals Supported</b>	Provide Human Services
	<b>Needs Addressed</b>	Access to Human Services
	<b>Funding</b>	CDBG: \$205,815.75
	<b>Description</b>	Public services will address the needs of seniors, youth, homeless persons, education, transportation services, and food services
	<b>Target Date</b>	9/30/2023
	<b>Planned Activities</b>	<ul style="list-style-type: none"> <li>• Provide nutritious meals to low- to moderate-income qualified individuals/families in Brevard County.</li> <li>• Provide information, education, and resources for seniors.</li> <li>• Transportation services for life-sustaining destinations: doctor appointments, labs, grocery, pharmacy.</li> <li>• Transportation services for grades K through 8th.</li> <li>• Housing supportive services for individuals/families to prevent homelessness.</li> <li>• Education services for at-risk youth.</li> <li>• Employment services for youth transitioning out of foster care.</li> </ul>

<b>Project Name</b>	<b>CDBG: Demolition/Land Clearance</b>
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<b>2</b>	<b>Target Area</b>	Countywide
	<b>Goals Supported</b>	Improve Low/Moderate Income Neighborhoods
	<b>Needs Addressed</b>	Community and Economic Development
	<b>Funding</b>	CDBG: \$250,000
	<b>Description</b>	The elimination and prevention of slum and blight by the removal of unsafe structures.
	<b>Target Date</b>	09/30/2023
	<b>Planned Activities</b>	Demolition and clearance of junk vehicles, scrap materials, debris and other hazardous or nuisance items from a property in order to place the property in a safe and sanitary condition.
<b>3</b>	<b>Project Name</b>	<b>CDBG: Public Infrastructure Improvements</b>
	<b>Target Area</b>	Countywide
	<b>Goals Supported</b>	Improve Low/Moderate Income Neighborhoods
	<b>Needs Addressed</b>	Community and Economic Development
	<b>Funding</b>	CDBG: \$398,707.17
	<b>Description</b>	Sharpes Greenway Project-Design and Completion from North East Railroad Avenue to the Bernice Jackson Park.
	<b>Target Date</b>	09/30/2023
	<b>Planned Activities</b>	Design and completion of a sidewalk in the Bernice Jackson Park in Sharpes, FL

<b>4</b>	<b>Project Name</b>	<b>CDBG: Section 108 Loan Repayment</b>
	<b>Target Area</b>	Countywide
	<b>Goals Supported</b>	Improve Low/Moderate Income Neighborhoods

	<b>Needs Addressed</b>	Community and Economic Development
	<b>Funding</b>	CDBG: \$243,161.08
	<b>Description</b>	Repayment of principal and interest of a Section 108 loan used to construct a Health Department Clinic and construction of 19,000 ft. 12' water main with fire hydrants.
	<b>Target Date</b>	09/30/2023
	<b>Planned Activities</b>	Loan repayment for a 12,850 square foot Health Department Clinic serving low-income indigent and minority persons and for construction of 19,000 ft. 12" water main with fire hydrants.
<b>5</b>	<b>Project Name</b>	<b>CDBG: Administration</b>
	<b>Target Area</b>	Countywide
	<b>Goals Supported</b>	Administration
	<b>Needs Addressed</b>	
	<b>Funding</b>	CDBG: \$274,421
	<b>Description</b>	Administration costs to operate the Community Development Block Grant Program.
	<b>Target Date</b>	09/30/2023
	<b>Planned Activities</b>	Administration costs to operate the Community Development Block Grant Program.
<b>6</b>	<b>Project Name</b>	<b>HOME: Community Housing Development Organization Set-Aside</b>
	<b>Target Area</b>	Countywide
	<b>Goals Supported</b>	Expand and Preserve Rental Housing
	<b>Needs Addressed</b>	Affordable Housing
	<b>Funding</b>	HOME: \$195,099.30
	<b>Description</b>	New Construction and preservation of affordable rental housing



	<b>Target Date</b>	09/30/2023
	<b>Planned Activities</b>	New Construction/Preservation of affordable rental housing
<b>7</b>	<b>Project Name</b>	<b>HOME: Homeownership Rehabilitation/Repair/Replacement/New Construction</b>
	<b>Target Area</b>	Countywide
	<b>Goals Supported</b>	Expand and Preserve Owner Housing
	<b>Needs Addressed</b>	Affordable Housing
	<b>Funding</b>	HOME: \$252,681.92
	<b>Description</b>	To rehabilitate and reconstruct, when necessary, owner-occupied units
	<b>Target Date</b>	09/30/2023
	<b>Planned Activities</b>	Rehabilitation, reconstruction, and preservation of quality owner occupied affordable housing.
	<b>8</b>	<b>Project Name</b>
<b>Target Area</b>		Countywide
<b>Goals Supported</b>		Expand and Preserve Rental Housing
<b>Needs Addressed</b>		Affordable Housing
<b>Funding</b>		HOME: \$572,816.25
<b>Description</b>		New Construction and preservation of quality affordable rental housing.
<b>Target Date</b>		09/30/2023
<b>Planned Activities</b>		New Construction and preservation of quality owner occupied affordable housing.
<b>9</b>	<b>Project Name</b>	<b>HOME: Down Payment/Purchase Assistance</b>
	<b>Target Area</b>	Countywide

	<b>Goals Supported</b>	Expand and Preserve Owner Housing
	<b>Needs Addressed</b>	Affordable Housing
	<b>Funding</b>	HOME: \$119,998.33
	<b>Description</b>	Down payment and closing cost assistance to homebuyers.
	<b>Target Date</b>	09/30/2023
	<b>Planned Activities</b>	Down payment and closing cost assistance to homebuyers.
10	<b>Project Name</b>	<b>HOME: Tenant Based Rental Assistance</b>
	<b>Target Area</b>	Countywide
	<b>Goals Supported</b>	Expand and Preserve Owner Housing
	<b>Needs Addressed</b>	Affordable Housing
	<b>Funding</b>	HOME: \$30,000
	<b>Description</b>	Tenant Base Rental Assistance will be provided through the City of Melbourne for qualified households to assist with rental subsidy for up to 24 months.
	<b>Target Date</b>	09/30/2023
11	<b>Project Name</b>	<b>HOME: Administration</b>
	<b>Target Area</b>	Countywide
	<b>Goals Supported</b>	Administration
	<b>Needs Addressed</b>	
	<b>Funding</b>	HOME: \$120,926.20
	<b>Description</b>	Administrative cost to operate the HOME Investment Partnerships Program
	<b>Target Date</b>	09/30/2023

	<b>Planned Activities</b>	Administrative cost to operate the HOME Investment Partnerships Program
12	<b>Project Name</b>	<b>Fair Housing Administration</b>
	<b>Target Area</b>	Countywide
	<b>Goals Supported</b>	Expand Fair Housing
	<b>Needs Addressed</b>	Equitable Access to Housing
	<b>Funding</b>	HOME: \$9,140
	<b>Description</b>	To affirmatively further fair housing
	<b>Target Date</b>	09/30/2023
	<b>Planned Activities</b>	Advertising "The History of the Fair Housing Act", Tenant Rights, and Testing

# AP-50 Geographic Distribution

91.420, 91.220(f)

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

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

### Geographic Distribution

Table 85: Geographic Distribution

Target Area	Percentage of Funds
Clearlake – Cocoa	20%
East Mims Neighborhood	1.4%
Micco Neighborhood	%
North Tropical Trail Neighborhood	%
Sharpes Neighborhood	53.9%
West Cocoa Neighborhood	12.7%
West Canaveral Groves Neighborhood	%
Countywide	11.6%

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

### Rationale for the priorities for allocating investments geographically

The Strategic Plan discusses the basis for how the County allocated CDBG and HOME funds geographically. For the 2022 Action Plan, the County will make funding available through a Request for Proposal (RFP) process. This process will prioritize funding for projects located in target areas defined in this section. While these target areas are prioritized, the County does not expect to solely fund projects

in these neighborhoods and encourages submissions for projects that meet the priority needs and goals described in this Consolidated Plan.

# AP-55 Affordable Housing

91.420, 91.220(g)

## Introduction

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

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

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

**Table 86: One-Year Goals for Affordable Housing by Support Requirement**

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	26
Special-Needs	0
Total	26

**Table 87: One-Year Goals for Affordable Housing by Support Type**

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

# AP-60 Public Housing

91.420, 91.220(h)

## Introduction

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

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

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

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

### Brevard County Housing Authority

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

### Cocoa Housing Authority

- The PHA currently has vacant land that can be developed for affordable housing and its current goal is to develop at least 70—150 apartments for senior citizens within the next 5 years.
- The PHA also has vacant land is zoned for commercial use and could be sold. The proceeds of sale could be used to purchase additional land for more affordable housing development. This idea is being considered by the CHA Board of Commissioners.

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

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

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

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

The Consortium members will support the Housing Authorities' Annual Plans and provide a variety of activities during the year to encourage public housing residents to become more self-sufficient and participate in homeownership. These activities include:

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

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

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

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



# AP-65 Homeless and Other Special Needs Activities

91.420, 91.220(i)

## **Introduction**

Brevard County is a member agency and has staff on the board of the Brevard Homeless Coalition (BHC), which serves as the lead agency for the Continuum of Care (CoC). The BHC receives funding from HUD to support service delivery to those experiencing homelessness. Brevard County and each member of the HOME Consortium also use CDBG funding to support nonprofits in their delivery of services to the community. These services may vary by year, but the services are generally targeted to those experiencing homelessness and low- and moderate-income families.

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

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

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

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

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

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

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

homelessness.

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

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

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

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

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

# AP-75 Barriers to Affordable Housing

91.420, 91.220(j)

## Introduction

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

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

Brevard County and the four jurisdictions participate in the State Housing Initiatives Partnership (SHIP) program. To receive and use SHIP funds for the development of affordable housing, they are required to appoint an advisory committee that reviews established policies, procedures, ordinances, and land development regulations impacting housing development each year. This review of policies culminates in a report, the *Affordable Housing Incentives* Report. Some recommendations from the 2021 reports from the Consortium include:

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

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

## AP-85 Other Actions

91.420, 91.220(k)

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

The County has staff that meet regularly with CDBG target area organizations and sit on advisory boards and councils to be aware of barriers and obstacles facing those households with unmet needs. The County will continue to be a partner to those organizations providing services and provide support where possible.

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

The County works closely with the other HOME Consortium member cities as well as CHDO partners and the Brevard Homeless Coalition (BHC) to understand needs and develop goals and implementation plans that work to address the most pressing needs identified by all partners. Similarly, the County meets with representatives from the target areas identified in this Consolidated Plan. Those target areas also produce 5-year planning documents. The County will continue to align goals and develop projects that meet the needs described by those living within the target areas and other low- and moderate-income areas.

The Brevard County Affordable Housing Advisory Council (AHAC) plays a role in addressing barriers that may exist in the development of affordable housing. Similarly, the County, along with each HOME Consortium City, will be conducting an Assessment of Fair Housing (AFH) in 2022 that will further support the analyses conducted through the SHIP Incentives Reports to identify those possible barriers to affordable housing development and provide some strategies to address those barriers.

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

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

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

The County and the Consortium will use CDBG and HOME funds to support a variety of activities that are specifically designed to help low- and moderate-income persons and families break the cycle of poverty. While there is no immediate fix for those households experiencing poverty, there are short-

term and long-term investments that the County plans to make to address both the immediate needs and longer term needs of those households living below the poverty threshold. To address short-term needs, the County uses CDBG funds to provide human services such as providing meal services, recreation services, education services, youth services, and services targeted to immediate needs of the elderly.

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

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

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

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

# AP-90 Program Specific Requirements

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

## Introduction

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

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

### **Other CDBG Requirements**

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

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

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

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds. See 24 CFR 92.254(a)(4) are as follows:
  
4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

**Brevard County HOME Consortium**  
**2022-2026 Consolidated Plan Appendices**

Appendix A: Community Outreach .....2  
    Community Outreach List .....2  
    Key Informant Interviews .....3  
    Topic-Oriented Sessions.....3  
Appendix B: Comments from Community Meetings .....8  
    Public Meetings.....8  
        Brevard County Board of County Commissioners Meeting, 5/17/2022 .....8  
        Affordable Housing Advisory Council (AHAC) Meeting, 5/19/2022 .....8  
        Affordable Housing Advisory Council (AHAC) Meeting, 6/16/2022 ..... 11  
    Public Comments, 6/6/2022 – 7/5/2022 ..... 12  
    Public Hearing, 8/2/2022 ..... 35  
Appendix C: Survey Questions and Results..... 36  
    Community Surveys ..... 41  
    Community Survey Results ..... 56  
Appendix D: Brevard County Public Notices ..... 71  
    Brevard County Public Hearing Notices ..... 71  
    Other Public Announcements ..... 78  
Appendix E: Related Resources and Reports ..... 81



## Appendix A: Community Outreach

### Community Outreach List

The following table includes all organizations and agencies that Brevard County contacted as part of the Consolidated Plan process. Not all organizations that were contacted responded or contributed to the planning process. For the full list of organizations and agencies that participated in the process, please see PR-10 Consultation section of the Consolidated Plan.

Organization Name	(Continued)
211 Brevard	Eckerd Connects
Abilities Inc. of Florida (CHDO)	Elevate Brevard
Aging Matters	Family Promise of Brevard
Brevard Achievement Center	Florida Office of Human Relations
Brevard Alzheimer's Foundation	Genesis House
Brevard County Legal Aide	Grandparents Raising Grandchildren of Brevard
Brevard County Libraries	Habitat for Humanity of Brevard County
Brevard Family Partnership	Homes for Independence Space Coast, Inc.
Brevard Group Treatment Home	Housing Authority of Brevard County & the Melbourne Housing Authority
Catholic Charities of Central Florida	Housing Authority of the City of Titusville
Central Brevard Sharing Center	Housing for Homeless
Circles of Care, Inc.	North Brevard Sharing Center
City of Cocoa	Planning and Development Offices
City of Melbourne	Ready for Life Brevard Inc.
City of Palm Bay	Resource Center for Disability Solutions
City of Titusville	Salvation Army-North, Central, South
Cocoa Housing Authority	South Brevard Sharing Center
Community Housing Initiatives (CHI)	South Brevard Women's Center
Community Legal Services of Mid-Florida	Space Coast Transportation Planning Organization
Community of Hope	Steward Medical Center
Consortium Public Works Office	United Way Brevard
Crosswinds Transitional Living Center	Volunteers of America
Crosswinds Youth Services	
Daily Bread	
Early Learning Coalition of Brevard County Melbourne office	

## Key Informant Interviews

Brevard County organized key informant interviews with organizations that are meeting needs similar to those described in the Consolidated Plan. The following table lists organizations that were contacted to participate in a key informant interview. For the full list of organizations and agencies that participated in the process, please see PR-10 Consultation section of the Consolidated Plan.

Organization Name	(Continued)
Brevard County Emergency Management	DCF Adult Services Program
Brevard County Health Department	Habitat for Humanity
Brevard County Jail Complex	Health First
Brevard County Libraries	NAACP Joint Call (North/Central/South)
Brevard County Natural Resource Director	Parrish Healthcare
Brevard Public Schools	Steward Medical Center
Community Action Agency	Victim Advocate Services-Women's Center

## Topic-Oriented Sessions

Brevard County facilitated four topic-oriented sessions with stakeholders to discuss community needs. These sessions included the following topics:

**Housing:** Organizations active in the development or management of housing were invited to this meeting. The session included a discussion based on the following questions.

### Public Opinion

1. What are the main public opinions about multifamily and single-family housing construction? What do you think that's rooted in?
2. What is the local perception of "affordable housing" developments?

### Concerns and Barriers to Development

1. What local regulatory barriers exist that prevent affordable housing from being created?
  - a. Zoning
  - b. Permitting- process and fiscal
  - c. Other public policies/regulations
  - d. Construction capacity
2. Do you know of any recent changes to regulations regarding: Parking requirements, Definition of "Family", density/design requirement effects on residential developments, household occupancy limits, building/siting/permit fees?

### 3. What are the financial barriers to construction of affordable housing?

#### Development Promotion

1. Have you seen any successful affordable housing developments in the last 5 years? Are there any things the developers did right that could help in constructing additional housing?
2. Have there been any positive government/structural or financing changes in the last 5 years?

#### General

1. What types of gentrification/displacement have happened in the last 5 years?
2. Are there any parts of the county that don't have a strong housing market? Are there areas with housing you'd consider poor quality?
3. What do you think the local real estate market will look like in 10 years?
4. What could local government do that would increase housing units?
5. What could private organizations/funding groups do that would increase housing units?

#### Affordable Housing

1. How many assisted units were lost to conversion to market-rate housing over the last 5 years, and how many will likely be lost in the next 5?
2. What are the local challenges for using tenant-based rental assistance like Section 8 Vouchers, HOME TBRA, HOPWA and ESG rental assistance?
3. What are the primary local groups that assist with homeowner housing rehabilitation, weatherization, minor home repair? (Financing or contractors)
4. What are the primary types of special needs housing needed in the County?
  - a. Elderly, frail elderly
  - b. Persons with disabilities (mental, physical, developmental)
  - c. Persons with alcohol or other drug addictions
  - d. Persons with HIV/AIDS and their families
  - e. Farmworkers
5. Have there been any local or statewide legal changes that you know of regarding tenants' rights, rents? Newsworthy tenant issues, discrimination, or lawsuits?

**Fair Housing:** Each Public Housing Authority (PHA) and organizations providing services to special needs groups were invited to this meeting. The session included a discussion based on the following questions.

1. What populations are you working with and what are their greatest needs and barriers to housing stability? How have their needs changed in the past 3-5 years?
2. What are the services and housing types that will fulfill these needs?
3. What would you identify as barriers to development of housing that is affordable to your residents?
4. Are there particular places in your community that are more affordable or where lower-income people live? Do these places have access to appropriate services and opportunities?

**Social Services:** Those organizations providing case management and/or other services to the community were invited to this meeting. The session included a discussion based on the following questions.

1. What populations are you working with and what are their greatest needs and barriers to housing stability?
2. How have their needs changed in the past 3-5 years?
3. What are the greatest barriers for people with limited incomes and members of protected classes?
4. Are there particular places in your community that are more affordable or where lower-income people live?
5. What are the top three barriers your clients face in achieving what your agency would consider success?
  - a. Do your clients experience housing discrimination? In what way?
6. Senior Services: What type of food, health, and activity activities are currently in the county? Who gets these services? What is missing, and why?
7. Are there language services within the County?
8. Youth Services: What type of youth services exist? Where are there gaps? Who is served?
9. What types of neighborhood organizing are currently happening? Are there official neighborhood groups? What is the role of neighborhood development/improvement nonprofit organizations?
10. What role does childcare play when looking at local barriers to employment or reducing poverty?
11. What barriers to education exist within \_\_\_ (jurisdiction)? Are there enough opportunities for adult job training? How can local workforce training include participation by those in poverty?

**Infrastructure:** County staff working on grants management for infrastructure projects were invited to this meeting. The session included a discussion based on the following questions.

1. What are the greatest challenges you see in your work for low-income families, seniors, and communities?
2. Are there particular places in your community that are more affordable or where lower-income people live?
3. What are the transportation access and safety issues you see for these populations and places?
4. What services and infrastructure needs are limiting development of housing affordable to Brevard county residents?
5. What are the opportunities to address these issues?

**Homelessness:** County staff met with the Brevard Homeless Coalition (BHC) to discuss the needs of persons experiencing homelessness in Brevard County. The session included a discussion based on the following questions.

#### Housing/Shelters

1. What are the primary homeless emergency/overnight shelters available to the homeless population in the County?
2. Are there any small, private, or religious-affiliated shelters?
3. Are there any new emergency shelters in the last 5 years? Loss of shelters?
4. Has there been an increase or loss of transitional housing facilities or funding? Permanent supportive housing? Youth housing or former foster children?
5. Have there been any new or loss of programs like TBRA, rapid rehousing, or other ways to quickly house people?

#### Homeless Populations

1. What have been the trends in the homeless population in the County over the last 5 years?
  - a. Elderly, frail elderly
  - b. Persons with disabilities (mental, physical, developmental)
  - c. Persons with alcohol or other drug addictions
  - d. Persons with HIV/AIDS and their families
  - e. Farmworkers
2. What caused these changes?
3. Are there factors unique to the County or the region that effect homelessness?

4. Are there any successful projects/initiatives/programs/approaches in the last 5 years?

Policy/ Resources

1. What official government policies are in place that target the homeless?
2. What are the primary sources of funding toward homeless populations within the County?
3. Have there been any positive government/structural or financing changes in the last 5 years?
4. Have these changed in the last 5 years?
5. What policies and strategies have you had success with reducing homelessness in the County?
6. Are there any job training or education resources specifically targeted towards homeless populations?
7. Have there been any local or statewide legal changes that you know of regarding tenants rights regarding eviction or homeless prevention, rents? Newsworthy issues, discrimination, or lawsuits?

## Appendix B: Comments from Community Meetings

### Public Meetings

The County held various meetings with local community stakeholders and partnering agencies to gather in depth information from individuals and organizations working with communities served by the County. Meetings were organized by affiliated groups and/or topics, including:

- Brevard Homeless Coalition (BHC) Quarterly Meetings
- Affordable Housing Advisory Council (AHAC) Meetings
- Brevard County CDBG Advisory Board Meetings

The following public comments were received from these meetings:

#### ***Brevard County Board of County Commissioners Meeting, 5/17/2022***

No comments were received during this meeting.

#### ***Affordable Housing Advisory Council (AHAC) Meeting, 5/19/2022***

**Kristin Lortie** of Cocoa, FL on Consolidated Planning. Shared that she is a resident of Cocoa and is a member of the Cocoa Cares citizens organization. Became interested in the City of Cocoa's plan process back in November 2021. There has been a lot to learn and I have been learning from the HUD Exchange and other resources and studies. Interested in interacting in an advocacy role. Would like to see more public participation in the process. She stated she has sent in written comments via email to Ian Golden on the consolidated plan and planning process.

She has done a review of the past plans and thinks current plans need more outreach in particular to target areas. The current plan drafts are not showing that there are any public comments. Zero public comments were received for the previous consolidated and action plans. In regards to breakout groups in the 7 communities, she understands that meetings are happening but not seeing feedback from them as resident participation. Need to hear from the vulnerable people impacted and hear it in their own voices. Shared by example the Space Coast TPO Public Participation Plan and measures for effectiveness and is a plan of 72 pages. The Brevard Participation Plan is only 10 pages. The TPO Plan sets goals to get more people to attend with targets for attendance.

The other day at a public hearing on the plans only 2 people made public comments. Need more written comments and participation and hope having these types of targets will encourage people to get creative and stretch further into the communities for

participation. On transportation needs that get mentioned often, not everyone has access to transportation and it is not easy to get to meetings. Having more Zoom meetings can help. The more public participation in my opinion with more voices heard it will be easy to get to understand the wisdom of the community. In the current amount of dollars, we don't have a lot of dollars. It is less than \$3 Million to divide up. We need to be careful with these dollars.

I would like to support Mr. Golden in adding another public hearing for the plans and is a great idea. Throughout the plan the word solicits and soliciting the public opinion is included. I am waiting and interested to see the draft plan and anxious to see how this is included. The process seems to be outdated with draft plan copies being available in local libraries. How many people will actually go and access this resource? I am hopeful that staff and the plan consultants will get creative in getting more public input whether positive or negative. The plans will be stronger by including what people have said. I have been scrubbing the plans and not seeing comments from people. What did people say? I would encourage them to be included. I have submitted specific comments via email to Ian Golden. How will these be included? Ian Golden responded that they will be included in the overall final plan document and available for review. Ms. Lortie thanked Ian Golden for clarifying on how they will be included in the process.

**Corina Savela** of Melbourne, FL representing TLCCS on Affordable Housing Assistance for Senior Citizens. Made comments on critical housing needs of seniors emerging County wide and the need for solutions. We have no where to look for housing for seniors needing affordable rentals. Many long-term residents 80 years and older are losing half of their incomes when a spouse is deceased and are now faced with housing challenges for the first time in their lives at 85 years old. Most of the seniors I deal with are not spending 30% of their income on housing but over 50% of their incomes on housing. They pay their rent and all bills and while being on Medicaid and on SNAP are still not making it. Some see their health deteriorate as they cut back on medications and health care to pay housing related expenses. Some sell their cars and that leads to other problems of routine access to health care and daily nutrition needs. Many do not qualify for additional assistance to help with rapidly rising rents. From my perspective support is needed for residents in their current locations or new housing options at locations for cost burdened low income seniors that only receive \$1,500 a month in Social Security Benefits or \$800 a month from SSI in benefits. For those with incomes above in the \$1,500 to \$1,700 range it is still not enough because they do not qualify for other Federal subsidies or assistance.

**Rob Cramp** of Rockledge, FL representing Housing for Homeless on Affordable Housing. Shared comments about current needs and deficits for the most vulnerable households, state data resources and studies. Following up on Alan's comments and identifying what the size of the problem is in Brevard County, every three years the Shimberg Center at the University of Florida does a survey of each county on the supply and demand of affordable units. For a household earning at 60% of AMI, about \$45,000



per year, there was a gap of 4,000 units in 2016. It increased to 8,000 units in 2018. As you can imagine this will only be worse now. We will be constructing a new 80-unit tax credit project in Cocoa. It is a Florida Housing Finance Corporation application project. The initial construction costs came in at \$13.6 million and are now up to \$18-19 million. I have considered approaching Lind Graham about approaching the board for additional funding assistance. I wanted to thank you for your assistance with our septic tank project in Titusville. It is completed and came in 15% under budget and is as beautiful as a septic tank can be. Provided information on a tiny home development in Cocoa West and the challenges with impact fees. Mr. Cramp shared that Commissioner Pritchett made a comment about how creative are we getting on developing small multiple family apartments. There is a nine-acre property behind the space Coast Convention Center West of I-95 in Cocoa West that is an old trailer park owned by Braveheart Properties. It is being rezoned to allow for tiny homes. It has been cleared out but has 80 existing slabs that are already connected. The problem is with the impact fees and utilities and connections costs for new units that can be the same as for much larger homes. The fees cost about 2 to 3 thousand dollars per new unit. They are currently building and some efforts are being made to do the right things.

**Samantha Obbagy** of Merritt Island, FL had questions and made comments about attracting and engaging additional affordable housing developers within and outside of Brevard County. This is my first AHAC meeting in Brevard and I am new here. I have participated with the AHAC and process in the past in Indian River County. Although some of the needs and disparities are different some are the same. As a real estate professional, I see many developers building new market rate housing up and up. We have the lands for affordable housing and limited shares of County dollars. My question is what has been done in past planning efforts, and can be done in new planning efforts to communicate with and attract additional developers of affordable housing to Brevard County?

**Robert Klimkowski** of Melbourne, FL had questions about amounts and use of Federal housing funds. Had comments about Community Land Trusts, housing plans for the whole population and preventing loss of affordable housing inventory. Discussed the role of CHDOs, non-profits and churches in use of public funding and land trusts in Brevard for long term affordability. Advocated for the use of accessory dwelling units. Mr. Klimkowski stated he was here to talk about proactive asset management in the form of community land trusts to hedge against an inflated and speculative market. I have a few questions:

1. What are the dollar amounts per person assisted to the amount of federal funds that were allocated?
2. The total amount of HUD funds in reserve currently for our fiscal year?
3. What are the number of people assisted in relation to the amount of dollars allocated?
4. How many of the homes assisted are for residents compared to foreign corporate

landlords such as Blackstream, that are leveraging trillions of dollars against ma and pa landlords, renters and entry level new home buyers?

My proposal is for land retention in the form of community land trusts to acquire surplus lands and equities to use as capital for community housing development organizations and eventually leverage with use of State SHIP housing funds. Establish a loan path to development and best practices for CHDOs and CLTs for long term projects and sustainable housing. Not just for the 3 to 5-year mark, or 5 to 10-year mark, but to set a 20 to 50 to 100-year mark if possible using this type of proactive asset management. Create a viable and sustainable affordable and workforce housing trust fund, first with general fund dollars and HUD funding per a template. Next would be to sunset Federal funding after using funds to accompany land trusts and retain ownership of the land and keep subsidies here in Brevard County while the tenant will gain equity in the home while using a 99-year lease for the land. When we subsidize now such as the HUD subsidy, when someone purchases a house at \$150,000 and sells at \$300,000 Brevard loses the subsidy dollars and there is no retention of the land. Separating the land and house with a 99-year lease allows the owner of the house to gain and retain equity over many years but the land remains in trust. There is a scarcity in land and water. What we are doing now is not sustainable over the next 3 to 5 years. Paying rents in the amounts of \$3,000 to \$5,000 when we do not have the money.

Impact and linkage fees according to the Florida Housing Coalition are not solving the issue alone. I support the use of accessory dwelling units and granny flats and I believe there are existing statutes available to the County to allow them. I viewed the Manatee County Consortium plan process that was over 6 hours long. I saw the land trust model for retention of value and the use of community land trusts. Viera is a master planned community that has had success because it does not sell many of their properties. They lease for the long term. The County can do the same for housing with 501-3c's and CHDOs and have a 300-year legacy. Would like to see a trust called the Legacy Land Trust. We don't need a plan for 5-10-15 years but a plan out to 20-30-50 to 500 years. Need to look at our population as a whole. Recently a subdivision in Palm Bay sold for 45 million dollars and will be managed as rentals. Things will only be getting worse. We don't want to be destitute and homeless in our own land. Commissioner Pritchett mentioned that her church purchased an apartment complex for affordable housing. I would like to see more of these in long term portfolios and as stewards. I also have looked at the Emergency Rental Assistance RFP and believe non-profits with proven track records should receive the funding. Government should be involved if non-profits can do the work successfully.

***Affordable Housing Advisory Council (AHAC) Meeting, 6/16/2022***

**Public Comments on Consolidated Plan and Action Plan, June 16, 2022  
Before the Brevard County Affordable Housing Advisory Committee**

**Rosa Reich** resident of Melbourne Florida. I am here as an advocate for affordable housing. I am recently retired and over the years have worked in both social services and housing capacities locally including with Brevard County. The number one need I see is for single residency occupancy rental units or SROs. Those renters on SSI or SSD are not able to increase their incomes. On affordable housing meaning 30% of AMI and so forth these persons receiving \$725 a month from social security disability cannot afford a fair market rent for a two-bedroom apartment at \$1,100 to \$1,200. I would encourage developing future construction incentives and in future RFPs for developers to create SROs and 1-bedroom rental units. This is not just a niche market but is a day to day challenge as people cannot find 1-bedroom units even if they have a Section 8 voucher.

**Kristen Lortie** resident of Cocoa Florida. I am a supporter of citizen engagement and public participation processes. I thought the Community Land Trust presentation was very helpful. There are two categories that I would like to make comments on. One is on the process of getting public input and the second is on the draft plan itself that I would like to share. First on the public participation I was hoping to see a very inclusive process to get meaningful public input and by reaching out to target communities. There are not a lot of people here. I see some representatives but would like to see more presentations in the roll out of the plan. Not seeing it this way with presentations that really reach the public. Changes have been made to the County website on the plan including a response form. The website on the plan is still hard to find and confusing to those who would like to review and provide comments. The plan page does not even say that the plan is open for public input and comment and needs to be included.

### **Public Comments, 6/6/2022 - 7/5/2022**

The following written comments were submitted during the Consolidated Plan public comment period from June 6 to July 5, 2022. **Text in green** represents responses provided by Brevard County to the person who submitted the comment.

6/12/2022

These instructions are an improvement over last week's website, and still unlikely to garner public participation in reviewing and commenting on the draft plan. I do not see these instructions connecting with target outreach individuals to solicit meaningful public input. My comments submitted to the housing department by email have been omitted from the draft plan. There is no reason these comments need to wait until after the public comment period to be included.

Thank you for your comment. All comments received during the public comment period and a response will be included in the final Consolidated Plan submitted to HUD.

6/18/2022

Some of these funds should go to helping families like mine. I have an Autistic little boy. I am a disabled Single Mom myself and I also help care for my disabled Mother. I have worked for 20 years already and am fighting for my disability still. We have never been helped with housing even during COVID. So my suggestion would be to help my family and the economy by helping us buy a house.

Thank you for your comment. The Brevard County Housing and Human Services Department funds and administers several housing programs, please see a current list here ->  
<https://www.brevardfl.gov/HousingAndHumanServices/Home>

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6/27/2022

Dear Natasha,

I have briefly gone into the subject document.

Regarding homeless people I have met some homeless people:

- 1) Who are homeless by choice
- 2) Who are homeless because they have trouble getting along with people.
- 3) Who are homeless because of addiction.
- 4) Who are kicked out of their home because of drugs, stealing, bad habits, hygiene, etc.
- 5) Who are homeless because they do not want to work.
- 6) Who are homeless partly because they are depressed, dysfunctional, neurotic, psychotic, disabled mentally, etc.
- 7) Who are homeless because parents, siblings, cousins, and friends cannot seem to help them because they are hard to get along with.

I have had two sons - both on drugs - who have been homeless by their addictions. I believe that all homeless should be interviewed for reasons that they are homeless.

I believe that you are wasting your time if you do not find out why they are homeless. It is not just a matter of money in most cases.

Thank you,

.

Stan Johnston, PE

(76 years old)

Thank you for your comment. The Continuum of Care (CoC) in Brevard County is operated by the Brevard Homeless Coalition. The Brevard County Housing and Human Services supports the CoC's work through providing funding. The County understands each person experiencing homelessness has a unique circumstance and the BHC will work to provide supports that meet each person's needs.

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7/2/2022

## Stakeholders of the Brevard County HOME Plan,

**Re: 30-Day Public Comment Period for 2022-2026 Consolidated Plan Brevard County HOME Consortium:  
Brevard County, City of Cocoa, City of Melbourne, City of Palm Bay, City of Titusville Prepared by The Cloudburst Group**

I am a concerned citizen writing to participate in the Draft Consolidated Plan released the week of June 6th. I look forward to my comments to be included in the 5-year plan as stated on the public notice. ***This email is being copied to multiple stakeholders in Brevard County that are connected with the plan, and that are responsible for assisting with housing & community solutions in Brevard County.***

**My comments are in 2 categories:**

- 1) Category 1: Comments about the Brevard County Housing & Human Services process of soliciting public input;**
- 2) Category 2: Comments about the DRAFT 2022-2026 Consolidated plan.**

**Category 1: Process of soliciting public input during the current 30-day review period is invisible to the public:**

- **The Brevard County website location is not easy to locate or user friendly.**
  - The revisions made after my comments last week (to encourage participation) are still inadequate to being user friendly;
  - Due to the unfriendly Brevard website narration, I uploaded the draft plan and posted my own link on social media, so as not to confuse a reader;
    - The website does not even make the title of the plan clear to the reader (it is called "Draft Consolidated Plan Tracked Changes" - who would know what this means?;
  - Please review the Brevard website location to see if an individual can easily navigate it to determine how to participate, and even which (of the 3) attachments is under review as it is not labeled that it is for public comment: [Link to Brevard Website with Draft Plan](#)
- Thank you for your comment, but the Public Comment Period (June 6 to July 5, 2022) is to solicit comments specific to Brevard County's Consolidated Plan. All comments

relating to process and the approved Citizen Participation Plan will be retained for the next scheduled update to that plan.

- **There has been no observable social media publicity and notification press release by the county to let the public know the draft plan is in the 30-day review period, and to encourage citizen participation.**
  - I am signed up for county notifications (after providing feedback) a release was issued by email;
    - The email release is does not provide a welcoming format or dialogue for public participation (see attached);
  - The county should address the current accessibility issues and **extend the public comment period past July 5th;**
  - The "press release" on the social media platform did not explain to citizens why they should consider participating.
    - Please see attached for the "Facebook Press Release" AND the resulting link location:
      - Brevard County does a better job of publicizing a crossing guard and being closed for the 4th of July holiday than it does at advertising a public engagement period for community planning on some of the most pressing issues in the county.
      - Do residents benefit by the (8) hard copy locations taking up most of the space?
- Thank you for your comment, but the Public Comment Period (June 6 to July 5, 2022) is to solicit comments specific to Brevard County's Consolidated Plan. All comments relating to process and the approved Citizen Participation Plan will be retained for the next scheduled update to that plan.
- **The obscure website page is confusing to navigate, even for someone who is aware of what they are looking for. How would the website reach a Target Outreach Community Resident and encourage their participation?**
  - A much better participation rollout example from Orange County example is here: link to [BETTER Example of Orange County Participation Website](#)
- Thank you for your comment, but the Public Comment Period (June 6 to July 5, 2022) is to solicit comments specific to Brevard County's Consolidated Plan. All comments relating to process and the approved Citizen Participation Plan will be retained for the next scheduled update to that plan.
- **What are the county's participation goals, and how does the county intend to reach the community?**

- I previously shared an example of the Space Coast TPO measurable reporting goals for public participation (attached). What are the county's goals for measuring citizen participation?
- Thank you for your comment, but the Public Comment Period (June 6 to July 5, 2022) is to solicit comments specific to Brevard County's Consolidated Plan. All comments relating to process and the approved Citizen Participation Plan will be retained for the next scheduled update to that plan.
- **June 16th Affordable Housing Meeting would be nearly impossible for a citizen to know about the public input hearing based on the county's lack of publicity;**
  - Why aren't the meeting materials posted online, the meetings recorded, and the dates included in the rest of the Brevard calendar?
  - What if a citizen wished to participate remotely?
    - The CLT consultant logged in remotely, so the technology is available.
    - Why isn't information made available for citizens that may not have adequate transportation to attend in person?
- Thank you for your comment, but the Public Comment Period (June 6 to July 5, 2022) is to solicit comments specific to Brevard County's Consolidated Plan. All comments relating to process and the approved Citizen Participation Plan will be retained for the next scheduled update to that plan.
  - **Public comment period at "public input meetings" is too brief with a strict 3-minute limit;**
    - There were only 4 public commenters at the June 16th meeting; the affordable meeting board chair refused to permit speakers additional time.
      - Could the housing committee have extended the input to 5-minutes?
      - I took the time to prepare comments, and was cut off at 3-minutes during the public input period;
      - **Extending the time allowed would show good faith that the county wished to hear from the public.**
    - How is the public served by the tightly structured Roberts Rules of order format for receiving public input?
      - Many people are intimidated to make a comment in a public setting.
      - Would a more informal discussion-type format make public attendees feel more welcome?
      - What can the county do to assist the public including Target Outreach Communities feel more welcome at county meetings?

- Thank you for your comment, but the Public Comment Period (June 6 to July 5, 2022) is to solicit comments specific to Brevard County's Consolidated Plan. All comments relating to process and the approved Citizen Participation Plan will be retained for the next scheduled update to that plan.
- **Category 2: DRAFT 2022-2026 Consolidated Plan Brevard County HOME Consortium. Below are comments regarding the draft plan, and to be added to the comments I submitted on May 19th (and that were not included in the DRAFT plan released the week of June 6th):**
  - **Citizen comments submitted have been OMITTED from the DRAFT plan, with a reference that they will be added after the comment period.** This lack of inclusion prevents citizens from reviewing our comments being included in the DRAFT plan to ensure that they were complete and accurate.
    - Citizens that have taken the time to submit comments should have our comments included in the DRAFT plan, and not have to wait for the final plan release to review them;
    - Lack of inclusion of citizen feedback denies citizens from ensuring our participation has been documented;
  - A draft plan is created over several weeks of work. The ultimate purpose of the Consolidated Plan and each Annual Action Plan is to be seen as a grant application. It would not be feasible with the current County staff to make live updates to the draft document to include every comment received. We appreciate the public's input and do address comments. The comment and each response are included in the plan as it gets submitted to HUD.
  - **Big Picture commentary on the DRAFT plan:**
    - The plan outcomes show a **miniscule** impact for the goals stated in the plan and the dollars allocated, and no planning that will markedly address the needs, yet the introduction states in the introduction that *"This Consolidated Plan is **wholly focused on addressing the needs of low- and moderate-income households.**" and that "The strategies and resources in this Consolidated Plan will work to alleviate just **some of the hardships** faced by these low- and moderate income households.";*
    - Will the plan seek to address even "some of the hardships", or would it be more accurate to say it will alleviate a "miniscule amount of the hardships"?
    - In the 5 years from 2016-2022, only 61 households were assisted with HOME funding (according to page 1);
      - *The dollar amount that was provided for HOME and CDBG funding was not referenced and would be helpful for the reader;*



- The current plan indicates (on P. 165) that only 26 homes will be assisted in year one, and 0 homeless families or individuals will be assisted in year 1.
    - These numbers are precious few given the dollars provided.
    - Are the dollars being maximized for the tasks? It seems more information would be helpful to provide insight.
    - *There are 223 references to homeless in the document, yet 0 homeless families or individuals will be assisted in the current plan?*
- The Brevard County Housing and Human Services Department understands that the funds described in the Consolidated Plan will not meet all of the needs described. The Consolidated Plan acts as a framework for the County to build its goals and objectives utilizing identified funds as well as any additional funds through grants and partnerships. The Consolidated Plan itself encompasses funding that has other purposes than housing (for example, CDBG and funds that each municipality has been allocated) and is rarely enough for all needs within the County
  - Per pages 1 and 3, the number one and two goals over the next 5 years are to increase affordable housing (rental and owner) with over \$1.1M dedicated to the first 2 goals (p. 3), yet numbers of those that will be assisted by this funding (26 households) seems insignificant;
  - The strategic planning section does not explain how the county intends to address the issue to meet the actual need;
  - There is no discussion of providing a county homeless shelter in Brevard County.
    - For a county of 600K residents, it's notable that there is not even any discussion of it, given the high priority given to addressing housing solutions;
    - p. 68 states that Brevard County "can" use CDBG funds to "fund the construction, rehabilitation, or installation of public facilities" that include a homeless shelter, and yet no mention is made of this possibility in the plan.
      - Instead of considering assisting the homeless, Brevard has opted to use \$398K in CDBG funding (its largest \$\$ amount) on a sidewalk project.
- We appreciate this feedback. The amount of funds dedicated to each goal at this point is an estimate. The housing market in Brevard County has made it difficult to conduct affordable housing projects at a scale that you may find more impactful. We believe it is still best to use the funds to support as many families as possible the funds provided.
- **P 1 "Evaluation of Past Performance" (of prior plan)**
  - No evaluation of past performance is included. How does the county view its ability to meet the needs of its residents? What could be improved?

- Simply stating that the pandemic had an impact seems insufficient to reference as an evaluation of performance;
  - While 6 bullet points are referenced as to actions that occurred, more detail is needed to evaluate the spending of the funds for the items.
- Thank you for this feedback. The County publishes a Consolidated Annual Performance and Evaluation Report (CAPER) each program year that describes in much greater detail what the County has done with the funds in any given program year. [Please see this link to HUD Exchange](#) for a full list of the County's past CAPERs submitted to HUD.
- **P 14 "Summary of citizen participation process/Efforts made to broaden citizen participation. Summarize citizen participation process and how it impacted goal setting."**
  - No reference is made to clarify any "efforts made to broaden citizen participation."
  - **P. 23 states that TWO Surveys were sent out (Resident and Public Agency Survey), yet neither survey is included in the DRAFT plan in its entirety.**
    - Neither survey is included in the plan. The surveys would be helpful to the reader to review.
    - Not including the surveys provides **low visibility** for the reviewer into the actual surveys sent, and which should be included in the section or the Appendix of the report so that the reviewer can see the questions that were asked of respondents for each survey;
  - - While the results of the surveys are stated to be "woven in" the report, the reviewer should have access to the raw data that was "**woven in**";
      - There appears to be no data as to what areas of the county the 1,000 survey responses came from, how many individuals were reached from the Target Outreach Categories, how many people answered each question, etc.
  - After review of the document, a reviewer can come to the conclusion that the county efforts have been strictly token efforts for citizen participation;
    - Numerous efforts could have been taken to encourage meaningful public participation, and to broaden citizen participation;
- Thank you for the comment. The surveys are still available on the Brevard Housing and Human Services webpage for residents to complete. The top 3 scoring issues in each category were made explicit in the Draft Consolidated Plan on page 71. Also, the survey results were presented in the CDBG-Advisory Committee meeting, as well as shared with stakeholders in the topic-oriented sessions. The County will include the survey results sheet as an appendix in the final draft of the Consolidated Plan.

- **P 15 - 21 Lack of clarity on who participated in the various Stakeholder and Resident meetings, what dates they occurred, and what was said at the meetings;**
  - **No DATES** for any meetings are included;
  - **Summary information is not included** on how many participants for each meeting to include participants, # of agency representatives, # of staff, and # of Target Outreach categories represented;
  - No meeting minutes are included in an appendix;
  - Information is not included as to the feedback provided by Stakeholders that attended;
  - Actions of the Brevard Housing and Human Services are not easy to locate for Brevard residents.
  - Meetings are listed separately from the commission meetings, and meeting materials must be requested directly from the county;
  - In a time when technology reduces numerous barriers to access, making access easy for Brevard residents who wish to follow stakeholder meetings should be priority for all stakeholder and county meetings;
  - Lack of specificity on meeting details provides little insight into the meeting content;.
  - Outside of attending the monthly Affordable Housing Committee meeting, it appears that the other agency meetings are not announced anywhere or open to the public?
  - The Coc Meetings sound well attended by 70 agencies. *Is the public made welcome to attend? If so, where are meetings publicized?*
  - No meeting recordings are noted. Recorded meetings would benefit public access.
    - With the monthly affordable housing meetings non-recorded, it is unlikely other agency meetings are recorded;
    - Recorded meetings reduce barriers to access (time limitations, transportation requirements, etc.).
- Thank you for this feedback. The County will include a summary of the topic-oriented sessions in the final Consolidated Plan draft. All Housing and Human Services Advisory Council meeting dates and times can be found at the following location: Brevard County Events and Meetings ([brevardfl.gov](http://brevardfl.gov)). The Housing and Human Services Department is required to record all Public Meetings in accordance with the Florida Sunshine Law and local policies.
- **P. 24 Chart "Public Hearing" does not include the public comments that were provided at the hearing:**
  - There were 2 public commenters at the First Public Input Hearing in April. Their comments are not included in the DRAFT report and should be included;
  - Lack of inclusion of public commenters taking the time to submit our input reflects poorly on the process as being non-inclusive and non-transparent;

- There should be **separate rows listing the public input** for the First Public Input Hearing at the April Commissioners Meeting, the Public Input Hearing at the May Affordable Housing Meeting, the Public Input June Meeting, any additional hearings, and the Final Hearing where the plan will be adopted;
  - There are **no public comments included in any category** on P. 24, including all the prior Stakeholder meetings?
  - The DRAFT plan includes a **complete lack of transparency into any comments provided by any stakeholders**;
  - **No Citizen Participation Goals are included in the plan**;
  - **The community survey is the only outreach to Target Communities listed. Why aren't more avenues of outreach included to include citizens and Individuals in Target Communities?**
- All public comments received during the public comment period are included in the Consolidated Plan submitted to HUD, as well as responses to those comments. The County does not currently have Citizen Participation Goals, we may consider adding those to a future update to the Citizen Participation Plan.
- **P. 92 Table 57 Housing facilities for the homeless - Table not clear**
  - This table is confusing as the columns are not lined up;
  - No totals are included. **Totals for each category should be included;**
    - Adding up totals myself, there are only (205) Year-round emergency beds in the entire county (yet p. 95 says 337 emergency beds).
    - There are no additional beds "under development" - why not?
    - There are some totals on page 95 narrative - totals should be included on the Table.
- Thank you for this comment. Table 57 that was on page 92 (now page 109) has been edited so that the columns are clearly aligned. The current layout for Table 57 (rows and columns) is based on a required data table for grantees to include in the Consolidated Plan. Brevard County used 2021 Housing Inventory County (HIC) data to populate the table to fulfill this requirement. For more information on the 2021 HIC data, please see the URL in Appendix E for the 2021 HIC data.
- Please note that the sum of 205 Emergency Shelter beds from Table 57 does not include Transitional Housing beds, while the data you referenced on page 95 (now page 111) references the number of Emergency Shelter, Safe Haven, and Transitional Housing beds for the CoC. Please see 2021 HIC data for the CoC for a complete breakdown of the data.
- The County collaborates closely with the Continuum of Care (CoC) and plays a support role to the approach to addressing homelessness and emergency beds/housing in Brevard County.

- **P. 95 references "The 2021 Homeless Assistance Programs Housing Inventory County Report"**
  - *This report should be included in an appendix, and if too long a website provided to locate the report*
- **P. 145 and P. 168 "Reaching out to homeless persons (especially unsheltered persons) and assessing/addressing their individual needs"**
  - The plan references the 211 phone number as the primary "**outreach**" to unsheltered persons;
    - The 211 number is not an **out**reach number, it is an **in**reach number;
    - The county should have an outreach mechanism to this population;
    - No data is given as to how many individuals have been assisted by the number. Should data be included in the plan to show the extent of the reach?
  - No visibility or data is provided as to how many individuals are assisted in Brevard County (and to what extent) through the agencies noted that provide any shelter.
  - It would be helpful to gauge the extent of housing solutions the county is providing in aggregate compared to the need
- Thank you for this feedback. No specific data was received on the number of individuals directly contacted through any outreach mechanism. The Brevard County Housing and Human Services Department supports the Continuum of Care (CoC), operated by the Brevard Homeless Coalition, to conduct and coordinate this work.
- **P. 157-163 Funding Allocations not in alignment with priorities?**
  - **Project 3 p. 158: \$398K in County CDBG Funding is going for a sidewalk?**
    - Design and completion of a sidewalk in the Bernice Jackson Park in Sharpes, FL for \$398,707.17. This is the largest allocation for the county CDBG funding. *Given the significant needs throughout the county, how is a \$398K sidewalk determined to be the highest priority for the county CDBG funding?*
    - **P. 124 Strategic Plan Priority 1 states: The need for affordable housing is the utmost priority throughout the County.**
  - **Project 4 p. 159: loan repayment for construction of health dept clinic and 19,000 ft. 12' water main with fire hydrants for \$243K.**
    - What were the circumstances of the water mains being included, and was this the only funding option to fund them?
  - **Project 5. \$274K administration for CDBG Program: *Is over a quarter million dollars needed to oversee the other 4 CDBG funding lines items for the county?***
    - Total allocation for County CDBG is \$1.3M.
    - *Is the county simply allocating a large administration fee for itself, and despite allocating funding to only a handful of projects?*

- One project is the \$398K sidewalk, another is a Section 108 Loan repayment.
  - **Project 11 additional \$120,92K for administration for HOME program** (total \$395,347 administration) to manage \$1.372M in CDBG plus \$550K in HOME funds?
    - If so, this is a generous administration fee for the county to administer 2 programs.
    - P 148 "Up to 20% of the CDBG program and 10% of the HOME program may be reserved to pay for staff costs incurred to administer the programs. There are no direct outcomes tied to this goal, however this funding is used to maintain the County's capacity to plan for and implement the CDBG and HOME programs."
    - *Does the county require use of all these funds for administration, especially given that several projects do not appear to be time-intensive?*
- Thank you for your comment. There are relevant caps to the CDBG and HOME programs, 20% for CDBG, and 10% for HOME. The County utilizes the allowable percentages to carry-out the programmatic requirements of each funding source which includes areas such as planning, project oversight, reporting, and monitoring.
  - **Project 10: p. 162** Only \$30K for tenant based rental assistance for Melbourne (out of \$2.6M in funding for HOME and CDBG)?
    - *From the report it looks like there is a lot greater need than \$30K in Brevard County for rental assistance?*
- At this time, only the City of Melbourne implements a Tenant-Based Rental Assistance (TBRA) program. Melbourne elects to dedicate \$30,000 of their allocated funds towards that program.
  - **P. 140 Strategic Plan:** "All HOME funds will be used to assist families who are at or below 80% of AMI. In the 2022 program year, an estimated 20 households will be provided with assistance."
    - *With \$1.3M in available HOME funding, the best the county can do is to assist (only) 20 households?*
- The County recognizes that the funds and the amount of households to be assisted is not able to meet the need.
  - **P. 132 Strategic Plan additional funding:** "The County received a total of \$2,124,588 in CDBG-CV funding (in 2020). The use of funds includes the priorities listed in the CDBG-CV RFP for Public Services and Admin. That funding is reflected in the 2019 Annual Action Plan per guidance by HUD.



- *Why is the reader required to track down the 2019 Annual Action Plan to find out what the 2020 CDBG funding was spent on? Why isn't a summary of the allocations/spending provided on p. 132?*
- This is in reference to CDBG-CV funding, separate from regular CDBG entitlement funds. The Consolidated Plan is intended to address 2022-2026 funds. Although there is overlap, the CDBG-CV funding was approved through Substantial Amendments to previous plan years.
  - **P. 131 Strategic Plan: \$4,524,586 in HOME-ARP funding** is set to be received by the county in 2022 to "assist individuals or households who are homeless, at risk of homelessness, and other vulnerable populations, by providing rental assistance, supportive services, and non-congregate shelter (NCS).
    - *Despite it being a separate consultation and engagement process, it seems relevant to include more discussion in the 5-year plan on what the county may be considering for the pending \$4.5M in funding, especially given the county is doing nothing in the draft 2022-26 plan to directly address homelessness.*
    - *There are several categories that a homeless individual is required to fall under to qualify for local assistance. Is anything being done to reduce barriers to access?*
- The HOME-ARP Allocation process will begin in 2022, and is a funding source that may support some of the needs described in the Consolidated Plan, however it will have its own engagement process and allocation plan which HUD must approve before any funds can be expended.
  - **P. 143 references a "2021 Affordable Housing Incentives Report".**
    - *If the report is a reasonable length it would be helpful to include in an appendix. If it is a lengthy report a website address location could be included.*
- Thank you for this feedback. The County will include the Incentives Report as an appendix in the final version of the Consolidated Plan.
  - **P. 148 Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families**
    - *"To address long-term needs of those families living below the poverty threshold, the County will expend HOME funds to increase the housing stock that is affordable to those families earning less than 80% of the AMI."*
    - *Given the county will only be assisting 5 additional households (per page 165) through increased/acquired housing*

- stock, it seems that something more in the goals, programs and policies are needed;*
- *Should the plan reference the Communities Land Trust presentation that was just given to the Affordable Housing Committee, and would present additional housing options for the county?*
- Affordable Housing Advisory Committee (AHAC) and the Brevard County HOME Consortium are currently reviewing multiple new activities for Brevard County, which will enhance current strategies regarding creating and maintaining affordable housing. Brevard County is assessing the Community Land Trust (CLT) program and if we decide to move forward, we will address CLT's in future Action Plans as applicable.
  - **P. 168 Action Plan for homelessness "Addressing the emergency shelter and transitional housing needs of homeless persons"**
    - States a need for more emergency and transitional beds, but does not state the current number of beds, and the needed number of beds, to give the reader some context of the size of the current shortfall.
      - *It would help to provide the information on current number of beds, needed number of beds, and how many beds the Brevard Homeless Coalition has added over the past several years that have "increased their capacity."*
  - Thank you for the feedback. This information would be helpful to have. The County may coordinate with the Brevard Homeless Coalition to understand if there is a clear number of beds that are needed to meet the need.
    - **P. 171 "Actions planned to reduce the number of poverty-level families."**
      - While general community services are noted, there are no actions referenced that will reduce the number of poverty-level families.
  - Community services are intended to support low- and moderate-income families, ultimately lifting them out of poverty.
    - **P. 171 "Actions planned to address obstacles to meeting underserved needs" and "Actions planned to foster and maintain affordable housing"**
      - Will anything be changed or added? References here are to continue going to meetings and continue doing what the county is already doing.
        - *Are there no additional actions or strategies that will be implemented given the current housing and poverty crises?*
    - **P. 172 "Actions planned to develop institutional structure"**



- Section references adding more service agencies to the Continuum of Care.
- Is adding more agencies to the network, the same as "developing institutional structure"?
- The Housing and Human Services Department does not oversee the Brevard Homeless Coalition but does believe that adding organizations to the CoC that may serve a different population, or widen existing services to meet more needs, would develop additional institutional infrastructure. Brevard County, as a member agency in the Brevard Homeless Coalition, can provide recommendations, suggestions, and offer guidance, but is unable to dictate action since the Brevard Homeless Coalition is a separate leadership and administration organization.

**In closing, the 2022-26 DRAFT plan provides a useful starting place to analyze demographic data, and I note the following summary observations:**

- There have been inadequate steps taken to encourage meaningful public engagement into the draft plan including community planning;
- There are not adequate statistics provided to understand what (if any) percentage of the actual need that the county will address with the proposed plan;
- The dollars noted seem to be excessive for the aid given to a small number of families;
- There is not an adequate plan to address the county problem provided in the proposed plan;
- There is not adequate background data for a reader to assess key content that has gone into the plan (see comments above);
- Much more should be done immediately to encourage meaningful public engagement in the current housing crisis, including engaging Target Outreach Community individuals in developing community-centric solutions and to welcome their participation in local stakeholder meetings;
- **The draft plan has much more potential to be a community tool than the current process reflects;**
- The draft plan should include the number of individuals that provided comments, and our comments should be included as written;
- A 30-60 minute recorded public presentation on the draft plan would be helpful for the public record.
  - There is so much data to digest that a public (and publicized) stakeholder presentation would be very helpful for interested residents.
- Per p. 47, **30% of the county is cost-burdened for housing.** This is an issue that requires more visibility and solutions.
  - *P. 59 With current funding, the County's housing authorities do not have sufficient resources to meet the needs of existing tenants as well as the population at large. This should be given more attention to consider what would be needed to address the current housing and affordability crisis.*

- Thank you for these comments and the overall feedback of the Consolidated Plan. We appreciate the time you have taken in reading the document and providing both project-level feedback and high-level strategy/goal feedback and comments.
- The Housing and Human Services Department will work to create Plans and Reports that are as concise and digestible as possible for the public as to limit barriers, while also meeting the requirements of HUD.

Per the public notice to citizens, ***"The County will respond within 15 days, in writing, to any public comments and will include them in the Plan and Action Plan."***

**I look forward to my comments being responded to within 15 days, to reviewing the final plan, and to my comments being included in the Plan and Action Plan.**

Regards,

**Kristin Lortie, *Concerned Brevard Resident that believes in Community Participation in Public Planning Processes***

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7/3/2022

Hello Ms Jones,

My name is Sylvia Sirmons, I have been working in the Lipscomb Ave Corridor to bring the Community together on the power that they could have if they work together, and stand up for their community. I'm a transplant from Indiana, who grew up on Community Development, for disadvantaged families. I raised my twin boys on Medicaid and Public Assistance. \$200 a month, and \$199 a month in Food Stamps, I received my GED, and then an Associates Degree. I lived exactly what the people are feeling right now. I want to be assistance to my community that I adopted. By living in the 32901 community of Brevard County I want to be assistance to where I can help Families with housing, food insecurities and over all well being for our diverse community. A Community of Veterans, College and Retirees, Disadvantaged and Advantaged. I have been inquiring about Tiny Homes, Container homes, and businesses, and acquiring land on my own. I keep running into people who ask, What Church am I Affiliated with? I'm a Non- Denominational Ordained Minister that cares about all people regardless of your religious affiliation. If I can be of any help to you or the Cause in any way, please call upon me, I am an advocate for all.

Thank you for your comment. We appreciate your willingness to support the community.

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7/3/2022

I would suggest to change zoning to allow tiny homes. Also we should allow 4-6 unit garden apartments in residential single family zoning.

Thank you for your comment. The Brevard County Affordable Housing Advisory Council was created to review policies and procedures, ordinances, and land development regulations that affect the

production of affordable housing. Please see their website for additional opportunities to submit comments. (<https://www.brevardfl.gov/HousingAndHumanServices/AdvisoryBoards>)

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7/3/2022

Please consider changing zoning in more areas to allow for homes less than 1000 square feet. When the people that work in our restaurants, stores, bars etc. can no longer afford to live here, what happens then? Having roommates is great when your young and just starting out. But a family with 2 working parents cannot afford housing in Brevard County.

Thank you for your comment. The Brevard County Affordable Housing Advisory Council was created to review policies and procedures, ordinances, and land development regulations that affect the production of affordable housing. Please see their website for additional opportunities to submit comments. (<https://www.brevardfl.gov/HousingAndHumanServices/AdvisoryBoards>). We understand your concern regarding the affordability of Brevard County and plan to use the funds available to address these issues.

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7/3/2022

Your are listed as the person I am to contact regarding the Brevard County HOME Consortium Consolidation Plan. In becoming aware of and reading the plan I find myself with some questions. How much is being saved by this consolidation? Will there be fewer or more staff working on solving affordable housing issues? Is the money that is projected to be saved being allocated back into affordable housing? The amount of money mentioned is not anywhere near what is needed unless there are other funding not mentioned to provide a solution to the problem. I could not find a form on the website so I am not sure if there is anything else I should be questioning or information I should be supplying. Given it is a holiday weekend and offices will not be open, I hope you have to read this email on Tuesday. I am not sure if there actually is anything else I can do that would make a difference or if this is already a done deal and my efforts are futile.

Thank you for your comment.

The Consolidated Plan is the term that is used by HUD. The plan combines all of the HUD funding into a single plan. Combining all HUD funding into a single plan and submission inevitably saves some money, but we are not able to provide a precise monetary value.

The money that is described in the Consolidated Plan will support a variety of issues, one of them being affordable housing.

The money described in the Consolidated Plan comes from HUD as the County is an entitlement grantee. The amount of money is determined by a calculation made by HUD. The Housing and Human Services Department does make every effort to leverage these federal funds into other funding sources to increase the total amount of funds available to address the needs described in the Consolidated Plan.

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7/3/2022

I would like to suggest Slum Lord Laws. Too many places are taking advantage of inflation rates without updating anything to meet the cost being charged. This is causing poor relations with locals and landlords, pushing locals to look outside of the county for housing. If we can fine landlords for neglecting basic upgrades for basic quality of life, funding received will be not wasted on poor quality properties in the county. We should be able to save money by relocating fines back into the housing funds or emergency services. This should also be able to help regulate the cost of living. With Slum Lord Laws in place, we can put caps on rent increases on poor quality properties. Once criteria is met- adjustments to the cap should be allowed to be adjusted per the City. This builds trust with the locals and ensures we have landlords being responsible for their properties. This concludes my suggestion.

Thank you for your comment. The Brevard County HOME Consortium (Brevard County and each participating City) all contribute some of the HUD funds, described in the Consolidated Plan and Annual Action Plan, each year to fair housing activities. These fair housing activities fund staff that ensure true fair housing violations get escalated to the right agency. Similarly, Brevard County coordinates with agencies to address tenant-landlord disputes.

We understand your concern and will continue to fund fair housing activities that work to minimize landlord-tenant issues, which may include standards of housing quality.

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7/4/2022

Reading through the County's Consolidated Plan, it appears that not nearly enough is being done to increase the number of affordable rental properties for employed individuals beyond areas set aside public housing or similar types of congregated living. Living beach-side, I also hoping to see plans to encourage rental property owners to maintain their properties as long-term rental units as opposed to converting homes and multiple unit structures to vacation rentals. I see a recognition of this problem, but no plans to address diminishing affordable housing on the beach due to this problem. Additionally, I could see no measures in place to protect renters from exorbitant increases in monthly rent. I was also concerned that many of the figures for cost of housing are dated, much of it coming from 2017 figures. Housing prices of all types have risen substantially since 2017, and, as you are aware, have risen even further due to the pandemic and all that followed. I can see that a lot of work went in to the completion of the Consolidated Plan, but it seems to lack a wholistic approach that addresses the causes and urgency of diverse housing needs county-wide. May I also say that perhaps more could be done by the county to bring in meaningful manufacturing jobs for citizens to help with increasing economic difficulties. I am the owner of a long-term and a vacation rental property. I also come from a family that ran manufacturing firms in Brevard County from the 1960's until recently, so feel a deep commitment to Brevard and working class families in this county.

Thank you for your comment. Some of the County HOME funds do support renters through a Tenant Based Rental Assistance (TBRA), this program currently is active in Melbourne City. The reserves funds each year for Community Development Housing Organizations (CHDO) that come to the County with projects that may include rental housing.

We understand some of the data is dated in the Consolidated Plan, this is the latest dataset that HUD has made available. The CHAS dataset is a special tabulation based on ACS data specifically done for HUD. The County attempted to supplement this data with more recent data, such as Zillow data.

We appreciate your commitment to Brevard and its working-class families. The County Human Services and Housing Department makes every attempt to leverage the HUD funds made available each year to fund impactful programs, that are specifically geared towards low- and moderate-income families.

---

7/4/2022

Change zoning to allow tiny homes, RVs and Travel Trailers. Allow 4-6 unit garden apartments in residential single family zoning. Free up the amount of apartments that are 55+ and allow all types of incomes and stabilities to find resolve in these communities. Prepare zoning and building/construction for affordable housing areas. Don't forget that you have a College here. Make housing affordable for College Grads and College Students who need somewhere stable to reside so that they can improve and grow their career.

Thank you for your comment. Although the Consolidated Plan does not address zoning, ordinances, or permitting, the County will be engaged in the Assessment of Fair Housing (AFH) in the coming months. This Assessment of Fair Housing will more directly engage with the issues you have outlined in your comment. We will consider your comments here as information to also include in the AFH.

---

7/4/2022

Disturbing lack of funds for this problem. Administration cost 2nd highest amount is, again, disturbing. Government is bound to work for the people, not the enrichment of the few.

Thank you for the comment. The amount of funds is rarely enough to address all of the housing, infrastructure, service, and public improvement needs in the County. The Administration costs cover staff to administer the CDBG and HOME programs and are limited to a percentage of each year's allocation. 20% for CDBG and 10% for HOME.

---

7/4/2022

We need more than 10 new units for low-income housing. Ten additional seems like an extremely low number considering the population growth in the area and the median housing/rental costs. The county needs to be forward thinking and innovative. For example, we could build tiny home communities. The current plan seems short-sighted.

The 2022 Annual Action Plan is only the plan for the federal HUD funds (CDBG and HOME) for 2022. Understanding the resources are limited and given the current market the expected funds the County receives will not meet the entire need.

---

7/4/2022

The proposed plan to rehabilitate 25 rental housing units and 30 homeowner units, add 10 housing units, and provide financial assistance to 15 households is woefully inadequate to the current housing crisis in Brevard County. It is a slap in the face to renters like me who experienced a 25% rent increase this year.

The 2022 Annual Action Plan is only the plan for the federal HUD funds (CDBG and HOME) for 2022. Understanding the resources are limited and given the current market the expected funds the County receives will not meet the entire need.

---

7/4/2022

Thank you for the opportunity to share opinion about the rent, what I want to give my opinion on, it's that brevard it is not a retirement place anymore,I see a lot of youth and those youth they get around 12 to 14 dollars no more average, most of them they live as roommates maybe 4 in house, my heart melts how I see them working many jobs,the elderly say they are lazy and they are not, not future for them to get married and have kids,so what happens they can't get married create a family and that creates a lot drug abuse and alcohol and promiscuity that open doors for diseases,and here in brevard the companies pay so low that is impossible to people at least to have a normal life working one job they stressed, mad all the times ,because everything goes against them.

Thank you for your comment. All of the funds described in the Consolidated Plan will fund activities that are geared to support low- and moderate-income families.

---

7/5/2022

Here are my basic reactions:

My personal observation is that Brevard seems to have a significant number (also and increasing number) of Very Low Income residents.

I am aware that there is a serious problem for many of these Very Low Income residents in finding and maintain housing: people "living rough" in the park or other spaces, sometimes with children. The conditions making it impossible for them to get and sustain a job, basically trapping them in a cycle of poverty and unproductively.

The numbers/plans in the Plan do not appear to really address this problem but rather focus on improving a limited number of houses.

I am concerned that inadequate steps have been taken to encourage meaningful public engagement in the draft plan. More should be done immediately to encourage meaningful public discussion about the current housing crisis, including developing UNDERSTANDABLE SUMMARIES and community-focused solutions and welcoming their inclusion in local stakeholder meetings. There is

so much data to digest in the plan that a public (and publicized) stakeholder presentation would be very helpful for interested residents.

I could not find statistics in the Plan to understand what (if any) percentage of the actual need the county will be addressed with the proposed plan. The plan indicates that 30% of the county is cost-burdened with housing, yet I could not find how the Plan actually meets that need.

As a matter of basic Christian and civic values, especially where millions of dollars are available and must be spent, we should ENSURE that the "least among us" are provided with meaningful housing. If the Plan does not meet that test—I strongly urge that it be revised to do so.

Please keep me apprised of your continued efforts.

Thank you for your comment. The funds received by the County are limited and may not meet the entire need of the County. The Consolidated Plan focuses only on those federal funds received from the Department of Housing and Urban Development (HUD).

In developing this plan, the County presented at and facilitated over 6 stakeholder meetings, and 4 public meetings (2 CDBG Advisory Council meetings and 2 Affordable Housing Advisory Council meetings). Similarly, the Consolidated Plan considered survey results from over 1,000 unincorporated Brevard County residents, and input from other organizations providing services to the community.

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7/5/2022

Ms. Jones,

I am sending on one more suggestion to update the Public Participation Plan, provide a 30-day comment period, include public participation goals, and make the plan easily available on the county website. Currently it is not available on the website and is invisible to the public.

I posted the following on the county survey link:

"The public participation plan should be updated. It is clearly lacking in connecting with the public. For example, dropping hard copies off at the local public libraries for a 30-day comment period is outdated and will reach 0 Brevard residents or target outreach individuals.

I have submitted numerous suggestions on garnering meaningful public input. These suggestions should be incorporated into an updated Public Participation Plan, and posted on the county website.

Currently I am one of the only Brevard residents that has researched HUD requirements sufficient to know that the county even has an INVISIBLE public participation plan, and that is only available upon making a specific information request to the county."



I request my comment to be included in the updated plan, and to receive a response from the county, as indicated in the public input announcement.

Regards,

Kristin Lortie, Supporter of Meaningful Public Engagement Opportunities for a Healthier Brevard County

Thank you for this feedback. The Housing and Human Services Department will consider these, and your other suggestions, when an update to the Citizen Participation Plan is made.

---

**Vinnie Richardson, Christian Housing Ministries, 7/5/2022**

The following is a statement and response to the Fiscal Year 2022 – 2026 Consolidated Plan and Fiscal Year 2022 - 2023 Annual Action Plan:

1. Christian Housing Ministry, Inc. (CHM) is a grass roots 501c3 housing nonprofit organization that grew out of the specific request from low, very low- and moderate-income families request for resolving their housing needs to Brevard County residents. These were primarily families who felt they were not being equally served.
2. CHM has been utilizing a professional Housing Counseling Program established, trained and approved by HUD that is meant to not just give information and referrals, but to provide Comprehensive HUD Approved Counseling sessions until the family has obtained a sustainable housing situation. However, in bringing this program to Brevard County, CHM has been faced with several obstacles that we feel should be addressed in the Consolidated Plan.
3. Many of these homeless families have been denied services and determined ineligible for a variety of programs that currently exist; after being screened for mostly one time only information and referral services.
4. There needs to be more openness to the eligibility criteria being used to deny Brevard County low-income families perhaps thousands of dollars in benefits on an ongoing regular basis. The county should invest in providing low income their rights to know why they are being denied. This information needs to be shared among ALL nonprofits who is providing services to the public, not just nonprofits who pay the \$1100.00 to become members of the Brevard Homeless Coalition (BHC).
5. Currently, BHC and their members is utilizing Brevard 211 to provide information and referral services to low-income families. It doesn't appear that most of the Customer Service Representatives answering the phones have the HUD Approved Housing Counseling formal training established and legislated in 2017 by HUD. This is not meant to criticize the service being offered by 211 but to add to the services



they already provide. The County to need provide a leading role in ensuring that this happens; not just leave it to the discretion of each organization.

6. HUD does require program designs and eligibility criteria to be established by each funding source but it appears there is no general dissemination of this information to the nonprofits who are working with eligible families. CHM need to given the written program designs of each program and the sharing of this information needs to be encouraged by the County.
7. Since there is no structured Fair Housing Program in Brevard County, leading a shared request for complete disclosure of eligibility criteria to ALL nonprofits would help to ensure low-income families that their rights are important and that we seek openness in all determinations of the variety of housing programs.
8. While the Consolidated Plan does make the following statement:

“Actions planned to enhance coordination between public and private housing and social service agencies -The County has staff that sit on government boards and advisory councils that regularly consult with private housing and social service agencies. These platforms are a great medium for the County to learn about issues facing the private housing market as well as those agencies that are providing services in the field. The County will continue this role and will build relationships with those organizations to understand needs and needed resources to meet needs”; CHM feel our recommendations would add greatly to your current approach.

Thank you for assistance you can give in addressing the above matters in the Consolidated Plan. I have low-income members of the Brevard Community who are willing to testify before any committee to substantiate any of the claims above, as I may have missed some.

Sincerest Regards,

Vinnie Richardson

Thank you for your comment. Brevard County Housing and Human Services is willing to meet with you to address specific concerns that are related to programs we administer. We would suggest you contact other agencies that you had mentioned directly to voice your concerns.

---

7/6/2022

Ms. Jones,

Fyi I just reviewed the Orange County website.

Their citizen plan IS being updated, and their new draft plan is prominently placed on the website. Brevard County's Citizen outdated Participation Plan could only be obtained by information request to the county.

Brevard County receives hundreds of thousands of dollars in administration funds from HUD programs, and has done only a token effort to include public engagement. This should be immediately addressed to demonstrate that Brevard wants to include and welcome citizen participation.

Here is the citizen-friendly Orange County website: <https://youroclplans.com/>

Here is the more data heavy Orange County website where the draft Citizen Participation Plan is located: <https://www.orangecountyfl.net/NeighborsHousing/CommunityDevelopment.aspx#.YsVI-2kpDTh>

Attached is the Citizen Participation Plan highlighted on the Orange County website.

I just remembered that the county also made it cumbersome to review the agency funding submissions for the CDBG grant funding, initially invoicing me \$159 to review a single agency RFP response. Citizens should have access to attend the RFP selection process meetings, and to review any RFP submissions, and without the hassle and cost incurred.

Information on the process should be made readily available to those that inquire, and posted on the website wherever possible.

Kristin Lortie, Supporter of an Updated and Relevant Citizen Participation Plan for Brevard County

Thank you for your comment, but the Public Comment Period (June 6 to July 5, 2022) is to solicit comments specific to Brevard County's Consolidated Plan. All comments relating to process and the approved Citizen Participation Plan will be retained for the next scheduled update to that plan.

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## **Public Hearing, 8/2/2022**

This section will be updated following the public hearing which is scheduled for 8/2/2022 at 5:00 PM.

## Appendix C: Survey Questions and Results

### Public Service Agency Questionnaire

The Public Service Agency Questionnaire included the following questions:

1. Please indicate the services needed by the customers you serve:
  - Adult Day Care Services
  - Child Care Services
  - Drug / Alcohol Substance Abuse Services
  - Food Bank / Food Programs
  - Handicapped Services
  - Health Services
  - HIV / Aids Health Services
  - Housing / Homeless Service
  - Literacy Services
  - Mental Health Services
  - Other Special Needs
  - Pharmaceuticals
  - Senior Services
  - Transportation Services
  - Transitional Housing / Emergency Shelters
  - Youth Services
  - Other
2. Does your organization serve low to moderate income clients in any of the following categories?
  - Abused / Battered Women
  - Children
  - Handicapped / Disabled
  - HIV / Aids Patients
  - Homeless
  - Mentally Challenged
  - Seniors
  - Youth
  - Other
3. Based on your agency's goals for next fiscal year (Enter the number of low to moderate-income clients that you plan to serve).

Short answer

4. Based upon your agency's capacity, please quantify the number of people and the financial (\$) gap between your short-term (1 year) capacity and the perceived short-term (1 year) need by low to moderate-income people.
  - Short Term People Gap:  
Short Answer
  - Short Term Financial Gap:  
Short Answer
5. Based on your agency's long-term goals for the next fiscal year (Enter the number of low to moderate-income clients that you plan to serve).
  - Short Term People Gap:  
Short Answer
  - Short Term Financial Gap:  
Short Answer
6. Please indicate any assistance that you need to help increase your capacity as a public service agency:
  - Board Development
  - Fundraising
  - Grant Writing
  - Measures / Objectives
  - Other
7. Please indicate how much your agency will require from all sources in total funding over the next five years?  
Short answer
8. Please indicate your agency's current funding source(s):
  - Business Contributions
  - Federal Government
  - Foundations
  - Fund Raising
  - State Contributions
  - Trusts – Endowments
  - United Way
  - Other
9. Please indicate if you plan to apply for funding through Community Development Block Grant (CDBG) Public Service programs over the next 5 years? If "Yes", please indicate how much by jurisdiction:
  - Brevard County
    - i. Yes

ii. No

- Total C.D.B.G. Funding (Brevard County)

Short Answer

10. Please indicate if you plan to apply for funding through Community Development Block Grant (CDBG) Public Service programs over the next 5 years? If "Yes", please indicate how much by jurisdiction:

- Cocoa

i. Yes

ii. No

- Total C.D.B.G. Funding (Cocoa)

Short Answer

11. Please indicate if you plan to apply for funding through Community Development Block Grant (CDBG) Public Service programs over the next 5 years? If "Yes", please indicate how much by jurisdiction:

- Melbourne

i. Yes

ii. No

- Total C.D.B.G. Funding (Melbourne)

Short Answer

12. Please indicate if you plan to apply for funding through Community Development Block Grant (CDBG) Public Service programs over the next 5 years? If "Yes", please indicate how much by jurisdiction:

- Palm Bay

i. Yes

ii. No

- Total C.D.B.G. Funding (Palm Bay)

Short Answer

13. Please indicate if you plan to apply for funding through Community Development Block Grant (CDBG) Public Service programs over the next 5 years? If "Yes", please indicate how much by jurisdiction:

- Titusville

i. Yes

ii. No

- Total C.D.B.G. Funding (Titusville)

Short Answer

## Public Service Agency Questionnaire Results

### PUBLIC SERVICE AGENCY SURVEY FY: 2022-2027

12 Agency Responses

1.) Please indicate the services needed by the customers you serve.			
Adult Day Care Services	5		
Child Care Services	7		
Drug/Alcohol Substance Abuse	9		
Food Bank/Food Programs	10		
Handicapped Services	6		
Health Services	6		
HIV/Aids Health Services	4		
Housing/Homeless Service	12		
Literacy Services	3		
Mental Health Services	8		
Other Special Needs	2		
Pharmaceuticals	3		
Senior Services	5		
Transportation Services	10		
Transitional	8		
Youth Services	6		
Other, Specify			
2.) Does your organization serve low to moderate income clients in any of the following categories?			
Abused/Battered Women	9	Homeless	11
Children	8	Seniors	6
Handicapped/Disabled	7	Youth	8
HIV/Aids Patients	3	Other, Specify:	
Mentally Challenged	8		
3.) Based on your agency's goals for next fiscal year ( Enter the number of low to moderate-income clients that you plan to serve.			
Short Term Low/Mod Clients:	14,987		
4.) Based upon your agency's capacity, please quantify the number of people and the financial (\$) gap between your short-term (1 Year) capacity and the perceived short-term (1 Year) need by low to moderate-income people.			
Short Term People Gap:	14,350		
Short Term Financial Gap:	\$ 1,510,216		
5.) Based on your agency's long-term goals for the next fiscal year (Enter the number of low to moderate-income clients that you plan to serve).			
Long Term Low/Mod Clients:	14,275		

6.) Based upon your agency's capacity, please quantify the number of people and the financial (\$) gap between your long-term (5 Year) capacity and the perceived long-term (5 Year) need by low to moderate-income people.			
Long Term People Gap:	14,840		
Long Term Financial Gap:	\$ 2,832,824		
7.) Please indicate any assistance that you need to help increase your capacity as a public service agency.			
Board Development	2	Measures/Objectives	2
Fundraising	5	Program Evaluation	
Grant Writing	6	Other, Specify	
Please indicate how much your agency will require from all sources in total funding over the next five (5) years?			
Total Five (5) Year Funding:	\$ 147,098,236		
8.) Please indicate your agency's funding sources?			
Business Contributions	4	Trusts/Endowments	2
Federal Government	6	United Way	3
Foundations	3	Other, Specify Fees for service/i	1
Fund Raising	4		
State Contributions	3		
11.) Please indicate if you plan to apply for funding through CDBG Public Service programs over the next five (5) years? If "Yes", please indicate how much by jurisdiction?			
Yes, Brevard County	4	Total CDBG	\$ 500,000
Yes, Titusville	1	Total CDBG	\$ 10,000
Yes, Cocoa	2	Total CDBG	\$ 110,000
Yes, Melbourne	2	Total CDBG	\$ 60,000
Yes, Palm Bay	2	Total CDBG	\$ 110,000

Note: Questions 9 thru 13 from the questionnaire are summarized under Question 11 in the questionnaire results.

## **Community Surveys**

The Brevard County HOME Consortium distributed the following community surveys:

1. Brevard County Community Survey
2. City of Cocoa–Consolidated Plan Community Needs Assessment Survey
3. City of Melbourne Community Survey
4. City of Palm Bay Community Needs Assessment Survey
5. City of Titusville Community Needs Survey





## COMMUNITY SURVEY 2021

Brevard County is conducting a survey to identify priority needs within the low to moderate income areas within unincorporated Brevard County. Your input will be used to develop the 2022-2027 Brevard County Consolidated Plan, Annual Action Plan, and the development or update of neighborhood plans and other future neighborhood planning activities.

**In order for your input to be included, please return your completed survey in the enclosed envelope on or before October 31, 2021, or you may complete the survey on our website at: [www.brevardfl.gov/HumanServices/PlansAndReports](http://www.brevardfl.gov/HumanServices/PlansAndReports).**

What street, road, or avenue do you live on? \_\_\_\_\_

What is your zip code? \_\_\_\_\_

Using the range from 1 to 3, please check the need level for each of the following items (1 – indicates the lowest need, 2 indicates the moderate need, and 3 indicates the highest need).

### **PUBLIC SAFETY, CRIME & NUISANCES**

	<b>1</b>	<b>2</b>	<b>3</b>
Street / Public Area Lighting	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Anti-Crime Programs	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Speeding Vehicles, Traffic Calming needs (speed humps)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
None / No Needs	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

### **PUBLIC SERVICES**

	<b>1</b>	<b>2</b>	<b>3</b>
Youth Education Activities	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Youth Recreation Activities	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Senior Programs: Social / Recreation / Cultural / Computers / Nutrition	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Childcare Services	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Community Nutrition Needs	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Counseling & Mental Health Services	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Case Management	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Homeless Services	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Special Needs	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Transportation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
None / No Needs	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**PLEASE RETURN SURVEY BY OCTOBER 31, 2021**

<b>INFRASTRUCTURE</b>	<b>1</b>	<b>2</b>	<b>3</b>
Sidewalk Improvements	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Water Sewer Improvements	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Drainage Improvements	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
None / No Needs	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

<b>NEIGHBORHOOD SERVICES / ENHANCEMENTS</b>	<b>1</b>	<b>2</b>	<b>3</b>
Demolition: Abandoned Houses / Buildings	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Off Street Bike & Pedestrian Paths / Trails	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
None / No Need	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

<b>PUBLIC FACILITIES</b>	<b>1</b>	<b>2</b>	<b>3</b>
Youth / Adult Program Facilities	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
None / No Needs	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

<b>HOUSING</b>	<b>1</b>	<b>2</b>	<b>3</b>
Affordable & Safe Rental Units	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Single-Family Home Development	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Senior Housing Facilities / Units	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Homeowner Repair/ Rehab Program	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Multifamily Home Development / Rehabilitation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Fair Housing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Purchase Assistance Programs	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Rental Security & Utility Deposit Assistance	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Housing Weatherization / Energy Program	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Accommodations for Seniors Aging in Place	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
None / No Needs	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

<b>ECONOMIC DEVELOPMENT</b>	<b>1</b>	<b>2</b>	<b>3</b>
Small Business Development & Job Creation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Vocational / Job Skills Training & Services	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
None / No Needs	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**PLEASE RETURN SURVEY BY OCTOBER 31, 2021**



## City of Cocoa—Consolidated Plan Community Needs Assessment Survey

The City of Cocoa receives approximately \$175,690 in federal Community Development Block Grant (CDBG) funds and \$85,105 in HOME funds each year. CDBG funds must meet national objectives of benefiting low- and moderate-income citizens, aiding in the elimination of slum and blight, or meeting an urgent need (i.e. national disaster). HOME funds are spent on facilitating affordable housing. The City wants you to have a voice in how the money is invested. Please assist us by completing and submitting the survey to the Community Services Department, by email [iberardi@cocoaf1.org](mailto:iberardi@cocoaf1.org) or in person.

Consider the needs in your community and how they can be improved. Rate the need level for each of the following items and circle the one that best applies with the number “1” as the lowest need and “4” as the highest need.

*Using the range from 1 - 4, 1 indicates lowest need, 4 indicates the highest need*

<b>Community Facilities</b>	<b>Low</b>			<b>High</b>	<b>Community Services</b>	<b>Low</b>			<b>High</b>
Senior Centers	1	2	3	4	Senior Activities	1	2	3	4
Youth Centers	1	2	3	4	Youth Activities	1	2	3	4
Childcare Centers	1	2	3	4	Child Care Services	1	2	3	4
Community Centers	1	2	3	4	Anti-Crime Programs	1	2	3	4
Parks and Recreation Facilities	1	2	3	4	Health Services	1	2	3	4
					Transportation Services	1	2	3	4
<b>Infrastructure</b>	<b>Low</b>			<b>High</b>	<b>Neighborhood Services</b>	<b>Low</b>			<b>High</b>
Drainage Improvements	1	2	3	4	Code Enforcement	1	2	3	4
Water/Sewer Improvements	1	2	3	4	Demolition of Unsafe Buildings	1	2	3	4
Sidewalk Improvements	1	2	3	4	Emergency Home Repairs	1	2	3	4
Street Lighting/Streetscape	1	2	3	4					
<b>Special Needs Services</b>	<b>Low</b>			<b>High</b>	<b>Business &amp; Jobs</b>	<b>Low</b>			<b>High</b>
Centers/Services for Disabled	1	2	3	4	Employment Training	1	2	3	4
Accessibility Improvements (ADA)	1	2	3	4	Business Mentoring	1	2	3	4
Domestic Violence Services	1	2	3	4	Job Creation/ Retention	1	2	3	4
Substance Abuse Services	1	2	3	4	Building Façade Improvements	1	2	3	4
Homeless Services/ Shelters	1	2	3	4					
Neglected/Abused Children Services	1	2	3	4					
<b>Housing</b>	<b>Low</b>			<b>High</b>					
Residential Rehab (Repairs)	1	2	3	4					
Homeownership Assistance	1	2	3	4					
Housing for Disabled	1	2	3	4					
Senior Housing	1	2	3	4					
Single Family Housing	1	2	3	4					
Affordable Rental Housing	1	2	3	4					
Fair Housing	1	2	3	4					
Energy Efficient Improvements	1	2	3	4					

RETURN SURVEY TO: [iberardi@cocoaf1.org](mailto:iberardi@cocoaf1.org) or via fax at (321) 433-8543 or in person at 65 Stone St, Cocoa, FL 32922



RESP. ID # \_\_\_\_\_  
Office use only

**Housing & Urban Improvement Division, City of Melbourne**  
**COMMUNITY SURVEY**

The City of Melbourne Housing and Urban Improvement Division, in conjunction with the Brevard County HOME Consortium, is conducting a survey to identify community priorities for the expenditure of Federal and State assistance to low and moderate-income families/households. **The survey results will be one tool used to develop the 2022-2027 Consolidated Plan that prioritizes the expenditures of these funds.** Please help us by completing the survey. Your responses will remain anonymous. Check the box in front of each community priority in the list below that is important to you or your household (**YOU MAY SELECT UP TO 3 CHOICES IN EACH CATEGORY**) as well as, the household information at the end of the survey. Use the box at the bottom of the page to list any community priorities that you believe should be added to the list. Persons with disabilities or non-English speaking respondents, needing assistance completing the survey, should call the Housing & Urban Improvement Division office at (321)608-7530.

**COMMUNITY PRIORITIES BY CATEGORY**

**HOUSING – UP TO 3 CHOICES**

- Affordable rental units
- Rental assistance
- Affordable housing available for purchase
- Purchase assistance for first-time homebuyers
- Help with housing for people with special needs
- Domestic violence shelters
- Emergency shelters/homeless facilities
- Help with home repair
- Foreclosure prevention assistance

**COMMUNITY APPEARANCE – UP TO 3 CHOICES**

- Abandoned cars and junk in yards
- Litter and junk on vacant lots and roadsides
- Overgrown lots, yards and roadsides
- Abandoned/dilapidated homes
- Commercial vehicles parked in residential neighborhoods
- Rundown buildings other than homes
- Business storefronts that need improvement

**ECONOMIC/JOB DEVELOPMENT – UP TO 3 CHOICES**

- Employment opportunities
- Job placement services
- Job training
- Higher paying jobs
- Small business assistance

**PUBLIC SAFETY – UP TO 3 CHOICES**

- Gang issues/gang violence in neighborhoods
- Drug sales in neighborhoods
- Loud music/noise in neighborhoods
- Fire protection
- Police presence/protection
- Speeding in neighborhoods
- Safer school bus stops

**COMMUNITY PRIORITIES BY CATEGORY**

**HUMAN SERVICES – UP TO 3 CHOICES**

- Food banks/food programs
- Drug/alcohol treatment
- Public transportation
- Prescription purchase assistance
- Health services
- Mental health services
- Senior services
- Handicap/disability services
- Affordable child care
- After school programs
- Youth Services
- Family counseling
- Help with homelessness
- Park/Recreation programs

**PUBLIC FACILITIES – UP TO 3 CHOICES**

- Park facilities
- Senior centers
- Community centers/meeting places
- Youth centers
- Child care facilities
- Health facilities
- Bus stop shelters/benches
- Wheelchair/handicap accessibility

**INFRASTRUCTURE – UP TO 3 CHOICES**

- Pave roads in neighborhoods
- Improve hazardous intersections
- Widen main roadways
- Street lights
- Sidewalks
- Fire hydrants
- Flood/drainage improvements
- City water/sewer service hook-up assistance

**OTHER COMMUNITY PRIORITIES (WRITE-IN ANY IMPORTANT COMMUNITY PRIORITIES NOT LISTED ABOVE, IN THIS BOX.)**

**HOUSEHOLD SIZE/COMBINED HOUSEHOLD INCOME/MELBOURNE RESIDENCE**

<input type="checkbox"/> 1 Person	<input type="checkbox"/> ≤\$15,300 to 40,700	<input type="checkbox"/> 5 Persons	<input type="checkbox"/> >\$31,040 to \$62,750
<input type="checkbox"/> 2 Persons	<input type="checkbox"/> >\$17,450 to \$46,500	<input type="checkbox"/> 6 Persons	<input type="checkbox"/> >\$35,580 to \$67,400
<input type="checkbox"/> 3 Persons	<input type="checkbox"/> >\$21,960 to \$52,300	<input type="checkbox"/> 7 Persons	<input type="checkbox"/> >\$40,120 to \$72,050
<input type="checkbox"/> 4 Persons	<input type="checkbox"/> >\$26,500 to \$58,100	<input type="checkbox"/> 8 Persons	<input type="checkbox"/> >\$44,660 to \$76,700

# Community Needs Assessment Survey

## The City wants to hear from you!

The City of Palm Bay receives housing and community development grant funds annually from the state and federal government. In an effort to ensure that these grant funds meet the needs of the local community, the City requests community input and participation in surveys.

As part of the continued allocation of federal grant funds from the U.S. Housing & Urban Development (HUD), in the form of Community Development Block Grant (CDBG) and the HOME Investment Partnership Program, the City is required to submit a Consolidated Plan outlining its local priority needs to be funded over the next five years. The CDBG and HOME address needs that principally impact low- and moderate-income populations, to include affordable housing, economic development activities and job creation, capital improvements and infrastructure projects, public services, public facility improvements, and senior and special needs projects within Palm Bay city limits for the next five years.

In preparation for the upcoming *5-Year Consolidated Plan for Fiscal Years 2021- 2025*, the City **continues to request** your participation in the Community Needs Assessment Survey. Please take a few minutes to complete the survey. Your input is appreciated.

---

## Community Facilities

Consider the needs in your community and how they can be improved. Rate the level of need for each of the following items and select the priority number that best applies with the number "1" as the lowest need and "4" as the highest need.

### Senior Centers

- 1: Lowest need
- 2: Low need
- 3: Moderate need
- 4: Highest need

### Youth Centers

- 1: Lowest need
- 2: Low need
- 3: Moderate need
- 4: Highest need

### Childcare Centers

- 1: Lowest need
- 2: Low need
- 3: Moderate need

- 4: Highest need

### **Community Centers**

- 1: Lowest need
- 2: Low need
- 3: Moderate need
- 4: Highest need

### **Parks & Recreation Facilities**

- 1: Lowest need
- 2: Low need
- 3: Moderate need
- 4: Highest need

Page 2

## **Community Services**

Consider the needs in your community and how they can be improved. Rate the level of need for each of the following items and select the priority number that best applies with the number "1" as the lowest need and "4" as the highest need.

### **Senior Activities**

- 1: Lowest need
- 2: Low need
- 3: Moderate need
- 4: Highest need

### **Youth Activities**

- 1: Lowest need
- 2: Low need
- 3: Moderate need
- 4: Highest need

### **Child Care Services**

- 1: Lowest need
- 2: Low need
- 3: Moderate need
- 4: Highest need

### **Anti-Crime Services**

- 1: Lowest need
- 2: Low need
- 3: Moderate need
- 4: Highest need

### **Health Services**

- 1: Lowest need
- 2: Low need
- 3: Moderate need
- 4: Highest need

### **Transportation Services**

- 1: Lowest need
- 2: Low need
- 3: Moderate need
- 4: Highest need

Page 3

## **Infrastructure**

Consider the needs in your community and how they can be improved. Rate the level of need for each of the following items and select the priority number that best applies with the number "1" as the lowest need and "4" as the highest need.

### **Drainage Improvements**

- 1: Lowest need
- 2: Low need
- 3: Moderate need
- 4: Highest need

### **Water/Sewer Improvements**

- 1: Lowest need
- 2: Low need
- 3: Moderate need
- 4: Highest need

### **Sidewalk Improvements**

- 1: Lowest need

- 2: Low need
- 3: Moderate need
- 4: Highest need

**Street Lighting/Streetscape**

- 1: Lowest need
- 2: Low need
- 3: Moderate need
- 4: Highest need

Page 4

## Neighborhood Services

Consider the needs in your community and how they can be improved. Rate the level of need for each of the following items and select the priority number that best applies with the number "1" as the lowest need and "4" as the highest need.

**Code Enforcement**

- 1: Lowest need
- 2: Low need
- 3: Moderate need
- 4: Highest need

**Demolition of Unsafe Buildings**

- 1: Lowest need
- 2: Low need
- 3: Moderate need
- 4: Highest need

**Emergency Home Repairs**

- 1: Lowest need
- 2: Low need
- 3: Moderate need
- 4: Highest need

Page 5

## Special Needs Services



Consider the needs in your community and how they can be improved. Rate the level of need for each of the following items and select the priority number that best applies with the number "1" as the lowest need and "4" as the highest need.

**Centers/Services for Disabled**

- 1: Lowest need
- 2: Low need
- 3: Moderate need
- 4: Highest need

**Accessibility Improvements (ADA)**

- 1: Lowest need
- 2: Low need
- 3: Moderate need
- 4: Highest need

**Domestic Violence Services**

- 1: Lowest need
- 2: Low need
- 3: Moderate need
- 4: Highest need

**Substance Abuse Services**

- 1: Lowest need
- 2: Low need
- 3: Moderate need
- 4: Highest need

**Homeless Services/Shelters**

- 1: Lowest need
- 2: Low need
- 3: Moderate need
- 4: Highest need

**Neglected/Abused Children Services**

- 1: Lowest need
- 2: Low need
- 3: Moderate need
- 4: Highest need

## Business & Jobs

Consider the needs in your community and how they can be improved. Rate the level of need for each of the following items and select the priority number that best applies with the number "1" as the lowest need and "4" as the highest need.

### Employment Training

- 1: Lowest need
- 2: Low need
- 3: Moderate need
- 4: Highest need

### Business Mentoring

- 1: Lowest need
- 2: Low need
- 3: Moderate need
- 4: Highest need

### Job Creation/Retention

- 1: Lowest need
- 2: Low need
- 3: Moderate need
- 4: Highest need

### Building Facade Improvements

- 1: Lowest need
- 2: Low need
- 3: Moderate need
- 4: Highest need

## Housing

Consider the needs in your community and how they can be improved. Rate the level of need for each of the following items and select the priority number that best applies with the number "1" as the lowest need and "4" as the highest need.

### Residential Rehab (Repairs)

- 1: Lowest need

- 2: Low need
- 3: Moderate need
- 4: Highest need

**Homeownership Assistance**

- 1: Lowest need
- 2: Low need
- 3: Moderate need
- 4: Highest need

**Housing for Disabled**

- 1: Lowest need
- 2: Low need
- 3: Moderate need
- 4: Highest need

**Senior Housing**

- 1: Lowest need
- 2: Low need
- 3: Moderate need
- 4: Highest need

**Single Family Housing**

- 1: Lowest need
- 2: Low need
- 3: Moderate need
- 4: Highest need

**Affordable Rental Housing**

- 1: Lowest need
- 2: Low need
- 3: Moderate need
- 4: Highest need

**Fair Housing**

- 1: Lowest need
- 2: Low need
- 3: Moderate need

- 4: Highest need

**Energy Efficient Improvements**

- 1: Lowest need
- 2: Low need
- 3: Moderate need
- 4: Highest need



**COMMUNITY SURVEY 2020**

This community-based survey will gather opinions regarding issues, needs, and priorities from citizens for use in the preparation of the City of Titusville's 2021-2025 Community Development Block Grant (CDBG) Consolidated Plan. The Neighborhood Services Department of the City of Titusville, in conjunction with the Brevard County HOME Consortium, is conducting this survey to identify community priorities for the expenditure of Federal grant funds to low- and moderate-income families. The survey results will be one tool used to develop the 2021-2025 Consolidated Plan that prioritizes the expenditure of these funds. Please help us by completing the survey. Your responses will remain anonymous. Check the box in front of each community priority in the list below that is important to you and your family (you may select up to 3 choices in each category) as well as, the household information at the end of the survey. Use the box at the bottom of the page to list any community priorities that you believe should be added to the list. Please return your completed survey to **City of Titusville Neighborhood Services Department, P.O. Box 2806, Titusville, FL 32781, or hand deliver to the department at the Harry T. Moore Social Service Center, 725 S. De Leon Avenue. Persons with disabilities or non-English speaking respondents, needing assistance completing this survey, should call the Neighborhood Services Department at 321-567-3997.**

**PLEASE PICK THE TOP THREE (3) CHOICES FOR EACH QUESTION**

<p><b>What problems or issues, if any, do you feel need the most attention to improve your neighborhood as a desirable place to live and work?</b></p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Affordable Housing/Rehabilitation</li> <li><input type="checkbox"/> Community/Neighborhood Policing Program</li> <li><input type="checkbox"/> Crime/Drugs/Violence/Safety</li> <li><input type="checkbox"/> Drainage/Flooding/Ditches/Sewer</li> <li><input type="checkbox"/> Roads/Streets</li> <li><input type="checkbox"/> Social &amp; Human Services Needs</li> <li><input type="checkbox"/> Traffic Safety/Transportation</li> <li><input type="checkbox"/> None/No Needs</li> <li><input type="checkbox"/> OTHER (write in)</li> </ul>	<p><b>What three issues in your neighborhood would you want addressed?</b></p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Access to Social/Human Services</li> <li><input type="checkbox"/> Crime/Police Protection</li> <li><input type="checkbox"/> Drainage &amp; Flooding</li> <li><input type="checkbox"/> Keeping Area Clean &amp; Maintained</li> <li><input type="checkbox"/> Sidewalks</li> <li><input type="checkbox"/> Beautification</li> <li><input type="checkbox"/> Speeding</li> <li><input type="checkbox"/> Street Lighting</li> <li><input type="checkbox"/> Street Repair</li> <li><input type="checkbox"/> Youth Activities/Daycare</li> </ul>
<p><b>What specific traffic safety or transportation issues or needs, if any, are there in your neighborhood?</b></p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Bus/Public Transit Access/Transit Shelters</li> <li><input type="checkbox"/> Off Street Bike Paths</li> <li><input type="checkbox"/> Sidewalks Maintenance</li> <li><input type="checkbox"/> Speeding/Traffic Claming Methods</li> <li><input type="checkbox"/> Street Lighting/Improved Lighting</li> <li><input type="checkbox"/> None/No Needs</li> <li><input type="checkbox"/> OTHER (write in)</li> </ul>	<p><b>What specific crime issues or problems, if any, are there in your neighborhood?</b></p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Drugs/Drug Trade</li> <li><input type="checkbox"/> Juvenile Crime/Bullying</li> <li><input type="checkbox"/> Need More Neighborhood Police &amp; Patrols</li> <li><input type="checkbox"/> Theft/Burglary</li> <li><input type="checkbox"/> Vandals/Vandalizing Property</li> <li><input type="checkbox"/> None/No Needs</li> </ul>
<p><b>What specific nuisances or possible code violations, if any, are in your neighborhood?</b></p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Abandoned Houses/Lots/Buildings</li> <li><input type="checkbox"/> Ditches/Retention upkeep</li> <li><input type="checkbox"/> Littering</li> <li><input type="checkbox"/> Noise nuisances</li> <li><input type="checkbox"/> Speeding</li> <li><input type="checkbox"/> Suspicious Activity</li> <li><input type="checkbox"/> Yards Need Cleaning</li> <li><input type="checkbox"/> None/No Needs</li> <li><input type="checkbox"/> OTHER (write in)</li> </ul>	<p><b>What three things do you feel local government or other service providers do the best in your neighborhood?</b></p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Crime/Drugs/Public Safety</li> <li><input type="checkbox"/> Drainage and Flooding</li> <li><input type="checkbox"/> Keeping Area Clean/Maintained</li> <li><input type="checkbox"/> Parks &amp; Recreation</li> <li><input type="checkbox"/> Schools</li> <li><input type="checkbox"/> Social &amp; Human Service Needs</li> <li><input type="checkbox"/> Transportation</li> <li><input type="checkbox"/> Youth Activities &amp; Daycare</li> <li><input type="checkbox"/> OTHER (write in)</li> </ul>
<p><b>What specific social or human service needs, if any, are needed in the city?</b></p> <ul style="list-style-type: none"> <li><input type="checkbox"/> After School Programs or Facilities</li> <li><input type="checkbox"/> Counseling/Mental Health</li> <li><input type="checkbox"/> Daycare Programs or Facilities</li> <li><input type="checkbox"/> Elder Care Programs or Facilities</li> <li><input type="checkbox"/> Healthcare Programs or Facilities</li> <li><input type="checkbox"/> Homeless Programs or Facilities</li> <li><input type="checkbox"/> Job Skills/Training</li> <li><input type="checkbox"/> Transportation</li> <li><input type="checkbox"/> Youth Programs or Facilities</li> <li><input type="checkbox"/> None/No Needs</li> </ul>	<p><b>What specific park or recreation issues or needs, if any, are needed in your neighborhood?</b></p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Clean Up Parks</li> <li><input type="checkbox"/> Create Community Gardens</li> <li><input type="checkbox"/> Make Parks More Usable/Safer</li> <li><input type="checkbox"/> More Funded Recreation Programs</li> <li><input type="checkbox"/> None/No Needs</li> </ul> <p><b>What street do you live on?</b></p> <p><b>What is your Zip Code?</b></p> <p><b>Do you live within the Target Area as defined on the map (see reverse page)?</b></p>
<p><b>Other Priorities (write in any important community priorities not listed above:</b></p> <p><b>Please complete other side</b></p>	

<b>Gender (circle):</b>		Male	Female	No Response
<b>How many years have you lived in your neighborhood? (circle)</b>				
6 years or less		6 to 10 years		10 years or more
<b>What is your age group? (circle)</b>				
5 to 15		16 to 30		31 to 40
				41 to 50
				51 to 64
				65+
<b>HOUSEHOLD SIZE</b>			<b>COMBINED HOUSEHOLD INCOME</b>	
<input type="checkbox"/> 1 person	<input type="checkbox"/> 5 persons	<input type="checkbox"/> < \$36,000	<input type="checkbox"/> \$52,001 – 56,000	
<input type="checkbox"/> 2 persons	<input type="checkbox"/> 6 persons	<input type="checkbox"/> \$36,001 - \$42,000	<input type="checkbox"/> \$56,001 - \$61,000	
<input type="checkbox"/> 3 persons	<input type="checkbox"/> 7 persons	<input type="checkbox"/> \$42,001 – \$47,000	<input type="checkbox"/> \$61,001 - \$63,000	
<input type="checkbox"/> 4 persons	<input type="checkbox"/> 8 or more	<input type="checkbox"/> \$47,001 - \$52,000	<input type="checkbox"/> \$63,001 or more	

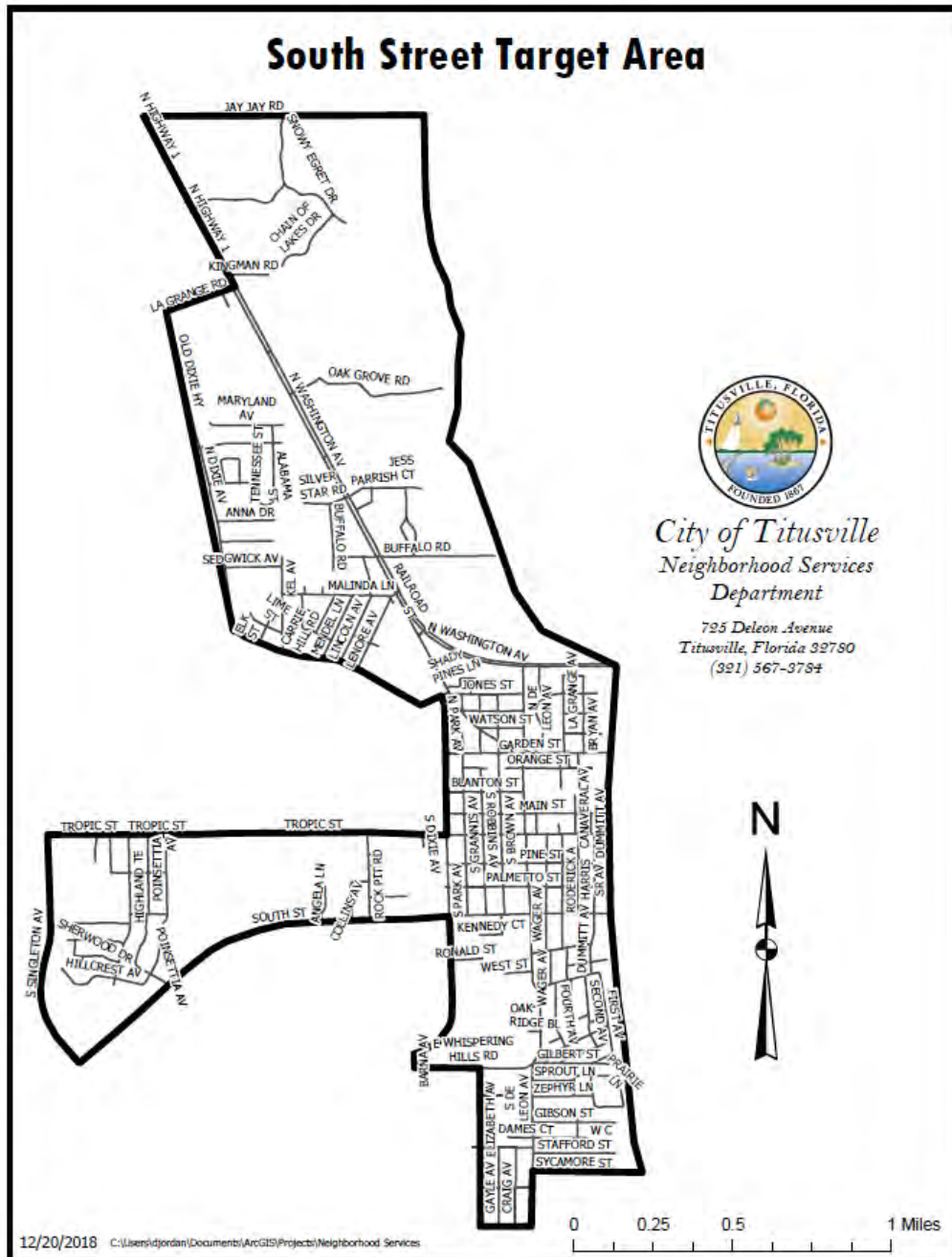
PLEASE DO NOT RETURN MORE THAN ONE SURVEY PER HOUSEHOLD.

THE FOLLOWING COMMUNITY MEETING HAS BEEN SCHEDULED FOR ADDITIONAL INPUT:

- CITY HALL COUNCIL CHAMBERS, THURSDAY, NOVEMBER 14, 2019 AT 6:00 P.M.\*

\*YOU MAY RETURN YOUR SURVEY FORM AT THIS MEETING\*

TARGET AREA MAP



## **Community Survey Results**

The following pages summarize the results from the Brevard County HOME Consortium's community surveys:

1. Brevard County Community Survey
2. City of Cocoa–Consolidated Plan Community Needs Assessment Survey
3. City of Melbourne Community Survey
4. City of Palm Bay Community Needs Assessment Survey
6. City of Titusville Community Needs Survey

## Brevard County Community Survey

Total Survey Responses: 1,014

<b>1. Public Safety, Crime, Nuisances</b>	Low	Moderate	High	No Needs	
Street/Public Area Lighting	274	265	363	0	40%
Anti-Crime Programs	225	302	363		41%
Speeding vehicles, traffic calming needs (speed humps)	280	203	399	0	45%
None/No Needs				73	
Other:					
<b>Total</b>	<b>779</b>	<b>770</b>	<b>1125</b>	<b>73</b>	
<b>2. Public Services</b>					
Youth Education Activities	272	245	309		37%
Youth Recreation Activities	244	256	320		39%
Senior Program:					
Social/Recreation/Cultural/Computers/Nutrition	219	293	350		41%
Childcare Services	308	240	230		30%
Community Nutrition Needs	271	291	239		30%
Counseling & Mental Health Services	216	241	339		43%
Case Management	304	246	217		28%
Homeless Services	214	221	419		49%
Special Needs	277	242	263		34%
Transportation	224	257	305		39%
None/No Needs				107	
Other:					
<b>Total</b>	<b>2549</b>	<b>2532</b>	<b>2991</b>	<b>107</b>	
<b>3. Infrastructure</b>					
Sidewalk Improvements	271	187	349		43%
Water Sewer Improvements	213	175	394		50%
Drainage Improvements	203	188	420		52%
None/No Needs				131	
Other:					
<b>Total</b>	<b>687</b>	<b>550</b>	<b>1163</b>	<b>131</b>	
<b>4. Neighborhood Services/Enhancements</b>					
Demolition: Abandoned Houses/Buildings	324	166	262		35%
Off Street Bike & Pedestrian Paths/Trails	227	198	328		44%
None/No Needs				196	
Other:					
<b>Total</b>	<b>551</b>	<b>364</b>	<b>590</b>	<b>196</b>	



<b>5. Public Facilities</b>	Low	Moderate	High	No Needs
Youth/Adult Program Facilities	240	242	222	
None/No Needs				270
Other:				
<b>Total</b>	<b>240</b>	<b>242</b>	<b>222</b>	<b>270</b>

<b>6. Housing</b>				
Affordable & Safe Rental Units	241	154	345	47%
Single-Family Home Development	278	172	245	35%
Senior Housing Facilities/Units	220	198	327	44%
Homeowner Repair/Rehab Program	158	219	403	52%
Multifamily Home Development/Rehabilitation	325	162	204	30%
Fair Housing	253	162	293	41%
Purchase Assistance Programs	226	179	295	42%
Rental Security & Utility Deposit Assistance	285	174	266	37%
Housing Weatherization/ Energy Program	180	209	354	48%
Accommodations for Seniors Aging in Place	146	197	433	56%
None/No Needs				139
Other:				
<b>Total</b>	<b>2312</b>	<b>1826</b>	<b>3165</b>	<b>139</b>

<b>7. Economic Development</b>				
Small Business Development & Job Creation	189	186	363	
Vocation/Job Skills Training & Services	172	168	426	
None/No Needs				227
Other:				
<b>Total</b>	<b>361</b>	<b>354</b>	<b>789</b>	<b>227</b>

## Other Priorities Responses:

### Other Priorities

#### Public Safety:

- 1 Need road maintenance - Satellite Blvd needs to be paved
- 2 Need stop signs
- 3 Need Police patrols/neighborhood watch program
- 4 Noise & nuisance control
- 5 Dead tree, overgrown lots
- 6 Drug traffic/user
- 7 Speeding problem
- 8 Troubled kids
- 9 Traffic
- 10 Limited lighting
- 11 Homeless/vagrancy
- 12 Claims of rampant prostitution - per survey response on Hendry Ave.
- 13 Request redesign intersection of Lake/Peachtree - per survey response on Lake Drive
- 14 Better street lights
- 15 Conditions of roads/need improvements
- 16 Lake needs severe cleaning/clearing - as reported by survey on E. Lakeview Blvd.
- 17 Installation of speed humps on A Lane has diverted speeding/loud music traffic onto
- 18 Squatting in houses on Magnolia Ct.
- 19 Speed humps were removed on Pine Street - requests to reinstall
- 20 Asphalt Paving - Bevis Road  
Litter, commercial waste, County
- 21 maintenance of infrastructure
- 22 Cars not stopping at 4-way sign on Marshall/Grove
- 23 Extend sidewalks North on Central Ave., south side of Micco & Riverview & Holly, need sidewalks on
- 24 Help the Indian River Lagoon
- 25 Stop overdevelopment in Micco
- 26 Public swimming pool
- 27 Education Programs & Additional Programs; vounteer programs for Citizens to help Citizens
- 28 Parking overnight in parks / Private park
- 29 Humane Services/animal abuse prevention/animal shelter/rescue & rehome
- 30 Storm Drains in areas like Micco
- 31 Fire Hydrants
- 32 Median Mowing Frequency/landscape improvements
- 33 Run County water to the area
- 34 Better yard waste pickup/regular road yard wast pick-up/crack down on dumping by outside busines
- 35 Mosquito spraying
- 36 Change school bus stop that is at a bar area
- 37 US 1 needs bike & pedestrian lane(s)

#### Neighborhood Services Enhancements:

- 1 Illegal tenants living in shipping containers and RVs
- 1 No sidewalk on Bay or School St.
- 2 Empty field with homeless people and drugs
- 3 Trailers on vacant properties
- 4 Grass needs to be cut timely
- 5 Properties needs to be cleaned
- 6 Code Enforcement
- 7 Remove inoperable vehicles
- 8 Demo abandoned houses
- 9 Would like Road signs that state 1, Children at Play & 2, Noise Ordinance violation
- 10 Speed limit signs, enforcement
- 11 Litter, commercial waste
- 12 Feral Cats
- 13 Landscaping: public areas and streets
- 14 Improve maintenance on path.
- 15 Enhance/facilitate those not in a car
- 16 Blight Officer needed
- 17 Public Scooter (share-n-go program)
- 18 All sidewalks & Barefoot Bay streets should be usable for golf carts
- 19 Other parks w/trails nearby
- 20 Would like bike paths
- 21 Dog park
- 22 Enforce deed restrictions
- 23 Illegal dumping
- 24 Speedy trash pick up
- 25 Concern over known drug locations
- 26 Create and maintain green spaces including community gardens.
- 27 Severe Mold Issues & Health
- 28 A lot of mold in apartment need to be fixed 1 day
- 29 Water Front/River Front Enhancements
- 30 Help more in East Mims
- 31 Cars on property being worked on. Being used as a dealer
- 32 Remove abandoned homes
- 33 Non-permitted house additions plus junk vehicles, old tires, etc. piling up
- 37 Scheduled trash pick up

## Neighborhood Service "Other" Responses, Continued:

- 38 Installation of extended ingress to Shug Harbor Village from US 1/need left turn lane into Snug Harbor Village
- 39 Pot holes
- 40 Unleashed dogs/stray cats
- 41 Community Center to advertise services
- 42 Day trips for seniors
- 43 Four wheelers and dirt bikes speeding on the roads
- 44 Medical Practice/Clinic with Specialists
- 45 Need bus stop on US1 near Exuma Dr
- 46 Mowing of Rt 1 median
- 47 Speed limit Sign
- 48 Community Help for disabled homes
- 49 Parking Enforced
- 50 Water Drainage-Wiley Ave.
- 51 Cut grass Sidewalk
- 52 HOA's blocking sidewalks so children are forced on to the streets on Snook Place
- 53 Code enforcement
- 54 Need stop signs

#### Public Services:

- 1 Need internet  
Our household trees & limbs block the street view
- 2 Deadend Street houses/trailer park
- 3 Drug Control
- 4 Safe environment for families
- 5 Graveyard needs to be cleared of homeless
- 6 Elderly walkers/speeding cars
- 7 Assistance for the disabled
- 8 Need better bus system/more bus routes
- 9 Banks of ditches need to be addressed
- 10 Sidewalk cracks everywhere - stated by survey on Smart Street
- 11 Individual Residential Mailbox
- 12 Need officer patrol
- 13 Fines for littering, public intoxication, etc  
All empty space on Grove Blvd next to Gardendale School for public use. Eg.,  
14 throwing the ball  
Community assistance from Parks and Rec  
15 by supporting cultural programs
- 16 Need street sweepers and road repair, repair Sea Ray Rd Bridge
- 17 More spraying for mosquitos

- 18 Farmers Market
- 19 Park Improvements/Beach Access
- 20 Home Health Services for elderly & handicap
- 21 Family recreation like mini golf or indoor sports area
- 22 Community check-in on elderly that live alone
- 23 Special needs gets plenty of help; think about others
- 24 Stop taking away money from the special needs programs
- 25 Music education for youth
- 26 Too many homeless on USI by bridge; they sleep in the woods / homeless people living at bus stops
- 27 No real public transportation in parts of the county
- 28 Would like a Mobil Fresh Produce program
- 29 Groceries and Prescription deliveries
- 30 Veterans Services
- 31 Food for Seniors
- 32 Bus come up into East Mims
- 33 More centers for kids to be active in like. Playgrounds
- 34 Senior Group(s)/walks for seniors in area
- 35 Needs for homeless/control makeshift camps
- 36 Need water/sewer
- 37 Trash Clean up
- 38 No shops nearby
- 39 Need internet

#### Infrastructure:

- 1 Need City water
- 2 Ditches need to be cleaned regularly
- 3 Pot hole on Allen St. Drain needs a lock
- 4 Water main needs to be fixed
- 5 Speeders
- 6 Ditches flood
- 7 Street flooding
- 8 Widen Road
- 9 Garbage removal from sidewalk
- 10 No sidewalks
- 11 Debris in the streets
- 12 Drainage very poor - as reported by survey on Brockington Circle
- 13 Concrete on drains need repair on Tomlin Drive
- 14 Trash Collection

#### Public Facilities:

- 1 YMCA
- 2 Request open of Food Stamp office in area
- 3 Local Park Center needs foliage control
- 4 Computer classes for all ages
- 5 Neighborhood park field fenced off, no access for residents
- 6 Jordan Rd/Alma Blvd parth is overgrown with grass
- 7 Need trash cans in public areas to stop littering of storm drains
- 8 Need more parks/fishing sports/conservation areas
- 9 Library is not maintained as well as other in the county
- 10 Park & Ride (for rideshare or Uber)
- 11 More events year round, not just for snowbirds
- 12 More boat ramps
- 13 Would like outside gym at Micco Park
- 14 All A&E Programs Facilities
- 15 Affordable program/local safe program

#### Housing:

- 1 Help Eldely with overgrowth & lawn equipment needs
- 2 Neighborhood watch programs/services
- 3 Junk at the end of the street
- 4 Assistance for disabled repairs
- 5 Enforce Code Restrictions/clean up community
- 6 Broken down cars & junk in yards is bringing property values down
- 7 Some homes flood sewer water when it rains causing smell throughout community -
- 8 Trash between Jordan Rd apartments, the high school, and CVS.
- 9 Too many rentals for drug activity/pedophilia
- 10 No additional development
- 11 stop allowing snowbirds to buy before Florida residents
- 12 Senior check in services for seniors who live alone
- 13 Need Rent Control
- 14 Regular maintenance and inspection of all buildings
- 15 Drug rehab & shelters along w/funding
- 16 Too many stray animals (dogs & cats) roaming around

#### Economic Development:

- There is many educational options, but no safe way
- 1 to get there without personal transportation
  - 2 Need jobs, factories, mall, entertainment
  - 3 Assistance to small BIPOC businesses
  - 4 Job training for people with disabilities  
Small business meetings to ensure registered
  - 5 business owner with proper licenses and insurance
  - 6 Help the people at \$12.00 \$15.00 an hour  
Assistance to develop small businesses and
  - 7 affordable loans

## Infrastructure "Other" Responses Continued:

- 15 Flood zone improvements
- 16 Retention pond maintenance
- 17 Poor water pressure and drainage
- 18 Park Improvements/Beach Access
- 19 More bus routes, i.e.. From Winn Dixie to Publix & Walmart
- 20 Home Health Services for elderly & handicap
- 21 Family recreation like mini golf or indoor sports area
- 22 Community check-in on elderly that live alone
- 23 Special needs gets plenty of help; think about others
- 24 Stop taking away money from the special needs programs
- 25 Music education for youth
- 26 Too many homeless on US1 by bridge; they sleep in the woods / homeless people living at bus stops
- 27 No real public transportation in parts of the county
- 28 Would like a Mobil Fresh Produce program
- 29 Groceries and Prescription deliveries
- 30 Veterans Services
- 31 Environmental mitigation
- 32 Pick up more Tree Branch
- 33 Pot Holes/Road Improvement
- 34 Keep Sidewalk cleaner (weeds)
- 35 Help people in home  
Clean out manholes on Canaveral Groves
- 36 Blvd.
- 37 Sidewalk improvements needed along US 1
- 38 Improve the quality of water and the billing system; water is very expensive here
- 39 Need City water in the area of Sand Dollar Lane
- 40 US 1 needs mowing
- 41 Walk-up bridge is in need of attention; filthy
- 42 Clean up ponds - Williams Point
- 43 Clean up areas on children's path to school

**City of Cocoa–Consolidated Plan Community Needs Assessment Survey**

Results	127 Total Surveys						
	HIGH Priorities				MEDIUM Priorities		
425-400					393-376		
422 Neglected and Abused Children Services					392 Energy Efficient Improvements		
420 Anti-Crime Programs					391 Child Care Services		
417 Youth Activities					390 Steet Lighting		
415 Job Creation and Retention					387 Housing for Disabled		
411 Affordable Rental Housing					385 Centers/ Services for disabled		
408 Homeless Services and Shelters					383 Youth Centers		
408 Fair Housing					381 Drainage Improvements		
404 Domestic Violence					381 Water and Sewer Improvements		
403 Health Services					380 Emergency Home Repairs		
402 Employment and training Services					380 Transportation Services		
394 Homeownership Assistance					377 Sidewalk Improvements		
394 Single Family Housing					376 Business Mentoring		
					376 Substance Abuse Services		

	LOW Priorities		
375-327			
373 Residential Rehab Repairs			
370 Accessibility Improvements ADA			
369 Childcare Center			
364 Demolition of unsafe Bldgs			
363 Senior Housing			
361 Building Façade Improvements			
358 Parks and Rec			
357 Community Center			
338 Senior Activities			
333 Senior Centers			
327 Code Enforcement			

## City of Melbourne Community Survey

<b>Number of Surveys</b>	<b>305</b>	
<b>HOUSING</b>		
Affordable rental units	182	24%
Help with Home repair	134	18%
Help with housing for people with special needs	100	13%
Emergency shelters/homeless facilities	96	13%
Affordable housing available for purchase	73	10%
Domestic Violence shelters	67	9%
Purchase assistance for first-time homebuyers	54	7%
Foreclosure prevention assistance	37	5%
Rental Assistance	15	2%
<b>Total</b>	<b>758</b>	<b>100%</b>

<b>Community Appearance</b>		
Abandoned cars and junk in yards	134	21%
Overgrown lots, yards and roadsides	129	20%
Abandoned/dilapidated homes	114	18%
Rundown buildings other than homes	107	17%
Business storefronts that need improvements	99	16%
Commercial vehicles parked in residential neighborhoods	39	6%
Litter and junk on vacant lots and roadsides	12	2%
<b>Total</b>	<b>634</b>	<b>100%</b>

<b>Economic/Job Development</b>		
Employment opportunities	196	27%
Job training	177	25%
Job placement services	140	19%
Higher paying jobs	113	16%
Small Business assistance	93	13%
<b>Total</b>	<b>719</b>	<b>100%</b>

<b>Public Safety</b>		
Drug sales in neighborhoods	168	23%
Police presence/ protection	131	18%
Gang issues/gang violence in neighborhoods	128	17%
Speeding in neighborhoods	95	13%
Loud music. Noise in neighborhoods	84	11%
Safer school bus stops	69	9%
Fire Protection	62	8%
<b>Total</b>	<b>737</b>	<b>100%</b>



<b>Human Services</b>		
Senior services	110	13%
Food banks/food programs	99	11%
Public transportation	92	11%
Help with homelessness	89	10%
Prescription purchase assistance	70	8%
Affordable child care	69	8%
Family Counseling	59	7%
Drug /alcohol treatment	57	7%
Health services	47	5%
Mental health services	44	5%
Youth Services	42	5%
After school programs	39	4%
Handicap/disability services	32	4%
Park/recreation programs	24	3%
<b>Total</b>	<b>873</b>	<b>100%</b>

<b>Public Facilities</b>		
Bus stop shelters/benches	137	19%
Senior centers	118	16%
Youth centers	92	12%
Health facilities	92	12%
Wheelchair/handicap accessibility	86	12%
Child care facilities	81	11%
Community centers/meeting places	75	10%
Park facilities	59	8%
<b>Total</b>	<b>740</b>	<b>100%</b>

<b>Infrastructure</b>		
Street lights	152	19%
Sidwalks	144	18%
Pave roads in neighborhoods	124	16%
Improve hazardous intersection	116	15%
Flood/drain improvements	101	13%
Widen main roadways	82	10%
City water/sewer services hook up assistance	51	6%
Fire hydrants	28	4%
<b>Total</b>	<b>798</b>	<b>100%</b>

“Other” Needs Identified by Respondents:

<b>HOUSING</b>		
Affordable housing/Macedonia Missionary Baptist Church		
Help people that need home assistance that don't have more		
<b>Community Appearance</b>		
Remove prostitutes off US1 between University and New Haven		
People using open private lots as a hangout/ prostitution and drug activities in the neighborhood		
Economic/Job Development		
Affordable vocational training		
<b>Public Safety</b>		
Bus services to entrance of medical facilities		
More transportation for elderly and handicap		
Shuttle buses from Palm Bay/North Melbourne to Daily Bread		
Public Schools Safety School Resource officers		
Stop signs		
Bus routes east/west from indialantic and to 95		
No turn on red may help dangerous intersection at Strawbridge and Livingston.		
Difficult and dangerous for seniors to cross the street on foot even with the walk sign		
relieve parking problem in trinity tower area ticket illegal parking		
More time at the walk signs to cross over		
Please put signs up that sidewalks are for walking and put signs up "no bikes on sidewalk"		
To many bikes on sidewalk. They ask us to move so they can go by. Sidewalk is for walking.		
Speed bumps are needed for swan street		
<b>Human Services</b>		
Do something for the homeless. They are laying around on the sidewalks and in downtown areas very dangerous		
Supervision in areas used by homeless-Parks Facilities, Public Libraries, Bus system		
<b>Public Facilities</b>		
Need more enclosed bus stop areas		
Brothers Park needs renvation		
Outside restrooms and paving for parking are needed at Brothers Park		
<b>Infrastructure</b>		
Melbourne badly needs road work done all over		
Improve side walks all over Melbourne area		
Babcock St. North of Hibiscus needs repaving badly		
Improve on-site parking availability		



## City of Palm Bay Community Needs Assessment Survey

Total Survey Responses: 628

<b>1. Community Services</b>	<b>Low</b>	<b>Moderate</b>	<b>High</b>	<b>No Needs</b>	
Anti-Crime Services	44	207	333	44	53%
Transportation Services	117	260	191	60	30%
Other:					
<b>Total</b>	<b>161</b>	<b>467</b>	<b>524</b>	<b>104</b>	
<b>2. Public Services</b>					
Neglected/Abused Children Services	59	161	372	36	59%
Substance Abuse Services	85	238	252	53	40%
Domestic Violence Services	103	266	216	43	34%
Youth Activities	58	244	265	61	42%
Child Care Services	137	264	128	99	20%
Health Services	69	223	296	40	47%
Senior Activities	157	284	85	102	14%
Homeless Services/Shelters	98	203	257	70	41%
Centers/Services for Disabled	119	287	155	67	25%
Other:					
<b>Total</b>	<b>885</b>	<b>2170</b>	<b>2026</b>	<b>571</b>	
<b>3. Infrastructure</b>					
Street/Public Area Lighting	102	199	279	48	44%
Sidewalk Improvements	132	201	233	62	37%
Water Sewer Improvements	95	219	261	53	42%
Drainage Improvements	79	210	292	47	46%
Other:					
<b>Total</b>	<b>408</b>	<b>829</b>	<b>1065</b>	<b>210</b>	
<b>4. Neighborhood Services</b>					
Code Enforcement	152	210	137	129	22%
Demolition of Unsafe Buildings	187	192	136	113	22%
Emergency Home Repairs	163	250	146	69	23%
Other:					
<b>Total</b>	<b>502</b>	<b>652</b>	<b>419</b>	<b>311</b>	

<b>5. Community Facilities</b>		<b>Low</b>	<b>Moderate</b>	<b>High</b>	<b>No Needs</b>	
Senior Centers		161	258	114	95	18%
Youth Centers		71	259	252	46	40%
Childcare Centers		144	244	145	95	23%
Community Centers		127	283	155	63	25%
Parks & Recreation Facilities		79	230	267	52	43%
Other:						
<b>Total</b>		<b>582</b>	<b>1274</b>	<b>933</b>	<b>351</b>	
<b>6. Housing</b>						
Residential Rehab (Repairs)		179	261	82	106	13%
Home Ownership Assistance		150	214	168	96	27%
Housing for Disabled		148	240	182	58	29%
Senior Housing		134	231	193	70	31%
Single Family Housing		178	205	131	114	21%
Affordable Rental Housing		106	166	251	105	40%
Fair Housing		115	203	223	87	36%
Energy Efficient Improvements		120	227	214	67	34%
Accessibility Improvements (ADA)		177	263	121	67	19%
Other:						
<b>Total</b>		<b>1307</b>	<b>2010</b>	<b>1565</b>	<b>770</b>	
<b>7. Business &amp; Jobs</b>						
Employment Training		121	282	152	73	24%
Business Mentoring		185	259	93	91	15%
Job Creation/Retention		68	250	258	52	41%
Other:						
<b>Total</b>		<b>374</b>	<b>791</b>	<b>503</b>	<b>216</b>	
<b>Total surveys received</b>		<b>628</b>				

## City of Titusville Community Needs Survey

Total Survey Responses:

<b>What problems or issues, if any, do you feel need the most attention to improve your neighborhood as a desirable place to live and work?</b>	
Affordable Housing/Rehabilitation	8
Community/Neighborhood policing	13
Crime/Drugs/Violence/Safety	15
Drainage/Flooding/Ditches/Sewer	16
Roads/Streets	22
Social & Human Service Needs	4
Traffic Safety/Transportation	6
None/No Needs	3
Other	4

<b>What specific traffic safety or transportation issues or needs, if any, are there in your neighborhood?</b>	
bus/public transit access/transit shelters	11
off street bike paths	11
sidewalk maintenance	20
speeding/traffic calming methods	13
Street lighting/improved lighting	14
none/no needs	7
Other	2

<b>What specific social or human services needs, if any, are needed in the city?</b>	
after school programs and facilities	9
counseling/mental health	9
day programs or facilities	1
elder care programs or facilities	10
healthcare programs or facilities	6
homeless programs or facilities	17
job skills/training	12
transportation	10
youth programs or facilities	10
None/No needs	7

<b>What three issues in your neighborhood would you want addressed?</b>	
access to social/human services	3
Crime/police protection	15
drainage & flooding	13
keeping area clean and maintained	11
sidewalks	8
beautifcaiton	9
speeding	10
street lighting	12
street repair	23
youth activities/daycare	1

<b>Whate specific crime issues or problems, if any, are there in your neighborhood?</b>	
Drugs/drug trade	13
juvenile crime/bullying	3
need more neighborhood police & patrols	18
theft/burglary	12
vandals/vandalizing property	5
none/no needs	11

<b>What three things do you feel local government or other service providers do the best in your neighborhood?</b>	
crime/drugs/public safety	6
drainage and flooding	15
keeping area clean/maintained	11
Parks and Recreation	13
schools	8
social & human service needs	3
transportation	4
Youth activities and daycare	5
none	3

<b>What specific park or recreation issues or needs, if any, are needed in your neighborhood?</b>	
clean up parks	5
create community gardens	13
make parks more useable/safer	14
More funded rec programs	8
None/No Needs	11

<b>Gender</b>	
Male	20
Female	18
Undetermined	2

<b>What is your age group?</b>	
5 to 15	
16 to 30	2
31 to 40	3
41-50	2
51-64	16
65 & up -	14
No Response	3

<b>INCOME</b>	
< \$36,000	13
36,000-42,000	3
42,001-47,000	5
47,001-52,000	
52,001-56,000	2
56,001-61,000	1
61,001 or more	6
No Response	10

<b>Years lived in Neighborhood?</b>	
≤ 6	17
6-10	2
≥10-20	8
≥20	12
No Response	3

<b>Household size</b>	
1-person	14
2-person	23
3-person	1
4-person	1
5-person	
6-person	
7-person	
8 or more	
No Response	2

<b>Do you live in the Target Area</b>	
Yes	34
No	2
No Response	3

## Appendix D: Brevard County Public Notices

### Brevard County Public Hearing Notices

**PUBLIC HEARING AND PUBLIC MEETING NOTICE - BREVARD HOME CONSORTIUM  
COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM (CDBG)  
and HOME INVESTMENT PARTNERSHIPS PROGRAM (HOME)**

Brevard County will conduct a public hearing and public meeting as follows:

Public Hearing on the Fiscal Year 2022 – 2026 Consolidated Plan and Fiscal Year 2022 -  
2023 Annual Action Plan

**May 17, 2022 at 9:00 AM  
2725 Judge Fran Jamieson Way, Viera  
1st floor, Building C, Commission Chambers  
Brevard County Board of County Commissioners**

Public Meeting on the Fiscal Year 2022 – 2026 Consolidated Plan; Fiscal Year 2022 -  
2023 Annual Action Plan; Review of the 2021-2022 HOME Investment Partnerships  
Program (HOME) Consortium's and Community Development Block Grant (CDBG)  
Consolidated Annual Performance and Evaluation Report (CAPER); and Review proposed  
fiscal year 2022-2023 funding priorities

**May 19, 2022 at 4:30 PM  
2725 Judge Fran Jamieson Way, Viera  
2nd Floor - Building C, Space Coast Room  
Affordable Housing Advisory Committee**

The purpose of the Public Hearing and Public Meeting is to solicit the views of the citizens regarding the following:

- ❖ housing and community development needs
- ❖ priority non-housing community development needs
- ❖ the development of proposed activities
- ❖ review of program performance

Every five years, the Brevard HOME Consortium conducts a public meeting and public hearings to receive input before developing its Consolidated Plan which establishes priorities for funding programs and projects.

Each year an annual Action Plan is developed to utilize funds received from the United States Department of Housing and Urban Development (HUD) to fund local CDBG and HOME programs and projects based on the current Consolidated Plan's established needs and priorities.

The CDBG Program's primary objective is the development of viable communities by providing decent housing, a suitable living environment and expanding economic opportunities, principally for persons of low to moderate income. Based on historical data, Brevard County could be awarded an estimated \$1,464,890 annually for the next five (5) years. These funds may be used for infrastructure, public services, demolition, and public facilities.

The HOME Program's primary objective is the creation and sustainability of affordable housing for low to moderate income households. HOME Program funds are received by Brevard



County on behalf of the Brevard HOME Consortium, consisting of Brevard County and the cities of Titusville, Cocoa, Melbourne and Palm Bay. The anticipated amount of HOME funds for Fiscal Year 2022-2023 will be \$1,248,404 plus any program income on hand. The breakdown of HOME is as follows: Brevard County \$528,750.05, Titusville \$133,846.14; Cocoa \$79,466.77; Melbourne \$254,969.09; and Palm Bay \$251,371.95. Based on historical data, Brevard County HOME Consortium could be awarded an estimated \$1,248,404 annually for the next five (5) years. These funds may be used for the acquisition, construction, rehabilitation of housing, purchase assistance or for direct assistance to renters.

There will be a 30-day public comment period from June 6, 2022 to July 5, 2022, for the Consolidated Plan, Annual Action Plan and the proposed use of funds. During this period, a draft of both the Consolidated Plan and Action Plan will be available for public review on the County's Web site: <https://www.brevardfl.gov/HousingAndHumanServices/PlansAndReports> and at the following locations:

Brevard County Housing & Human Services 2725 Judge Fran Jamieson Way; B-106 Viera, FL 32940 (321) 633-2076	City of Palm Bay Housing & Neighborhood Development Services 120 Malabar Rd, SE Palm Bay, FL 32907 (321) 952-3429	City of Cocoa Community Development 65 Stone Street Cocoa, FL 32922 (321) 433-8511	City of Titusville Neighborhood Services Department Harry T. Moore Social Service Center 725 Deleon Avenue Titusville, FL 32780 (321) 567-3783
Titusville Public Library 2121 S. Hopkins Avenue Titusville, FL 32780 (321) 264-5026	City of Melbourne Housing and Urban Improvement 695 East University Blvd. Melbourne, FL 32901 (321) 608-7530	Franklin DeGroot Public Library 6475 Minton Rd. S.W. Palm Bay, FL 32908 (321) 952-6317	Catherine Schweinsberg Rood Central Brevard Public Library 308 Forest Ave. Cocoa, FL 32922 (321) 633-1792

Agencies, groups and individuals are invited and encouraged to attend these meetings and share their ideas and comments with county staff, advisory councils and the general public.

Please address any written comments to: Brevard County Housing & Human Services Department, Attention: Natasha Jones, Special Projects Coordinator, 2725 Judge Fran Jamieson Way, Building B, Suite B-106, Viera, FL 32940.

In accordance with the Americans with Disabilities Act and Section 286.26, Florida Statutes, persons needing special accommodations or an interpreter to participate in the proceedings, please notify Brian Breslin in the Housing and Human Services Department, no later than 48 hours prior to the meeting, at (321) 633-2076.





**Classified Ad Receipt  
(For Info Only - NOT A BILL)**

**Customer:** BREVARD COUNTY HOUSING & HUMAN  
**Address:** 2725 JUDGE FRAN JAMIESON WAY  
MELBOURNE FL 32940  
USA

**Ad No.:** 0005237268  
**Pymt Method:** Invoice  
**Net Amt:** \$810.48

**Run Times:** 1  
**Run Dates:** 05/02/22

**No. of Affidavits:** 1

**Text of Ad:**

AD# 5237268

05/02/2022

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Brevard County  
Housing & Human Services  
2725 Judge Fran Jamieson Way; B-106  
Viera, FL 32940  
(321) 633-2076

City of Palm Bay  
Housing & Neighborhood  
Development Services  
120 Malabar Rd, SE  
Palm Bay, FL 32907  
(321) 952-3429

City of Cocoa  
Community  
Development  
65 Stone Street  
Cocoa, FL 32922  
(321) 433-8511

City of Titusville  
Neighborhood  
Services Department  
Harry T. Moore Social  
Service Center  
725 Deleon Avenue  
Titusville, FL 32780  
(321) 567-3783  
Catherine  
Schweinsberg Rood  
Central Brevard  
Public Library  
308 Forest Ave.  
Cocoa, FL 32922  
(321) 633-1792

Titusville Public Library  
2121 S. Hopkins Avenue  
Titusville, FL 32  
(321) 264-502

City of Melbourne  
Housing and Urban Improvement  
695 East University Blv  
Melbourne, FL 329  
(321) 608-7530

Franklin DeGroot  
Public Library  
6475 Minton Rd.  
S.W.  
Palm Bay, FL  
32908  
(321) 952-6317

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(For Info Only - NOT A BILL)**

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**Address:** 2725 JUDGE FRAN JAMIESON WAY  
MELBOURNE FL 32940  
USA

**Ad No.:** 0005283313  
**Pymt Method:** Invoice  
**Net Amt:** \$797.44

**Run Times:** 1  
**Run Dates:** 06/06/22

**No. of Affidavits:** 1

**Text of Ad:**

AD#5283313 6/6/2022

**BREVARD HOME CONSORTIUM 2022-2026 CONSOLIDATED PLAN  
2022-2023 ANNUAL ACTION PLAN  
PUBLIC NOTICE**

**NOTICE TO CITIZENS:** Brevard County is the recipient of federal grant funds through programs administered by the United States Department of Housing and Urban Development (HUD). These federal grants include the Community Development Block Grant (CDBG) Program and the HOME Investments Partnership (HOME) Program. These programs are designed primarily to assist the County's low and moderate-income residents. Brevard County receives and administers HOME funds through the Brevard HOME Consortium for the purpose of qualifying for HOME funds. The Consortium is comprised of the County, as lead agency, and the cities of Titusville, Cocoa, Melbourne and Palm Bay. In order to streamline the administration of the programs, HUD has consolidated all of the local planning and citizen participation requirements for the aforementioned grant programs into a single administrative process called "The Consolidated Plan."

**CONSOLIDATED PLAN SUMMARY:** The Consolidated Plan is the result of analyzing data and input from many sources. The 2022-2026 Consolidated Plan is being developed through the collaborative efforts and input from County and City staff, local and community-based non-profits and for-profits as well as local residents. These efforts include a needs assessment survey, community and neighborhood meetings, and public hearings that were conducted throughout the County. The meetings and hearings were held to determine goals, priorities, and activities to be undertaken and identified in the Consolidated Plan and each year's Action Plan.

**ONE YEAR 2022-2023 ACTION PLAN:** Based on the information and analysis in the Consolidated Plan, the County annually develops a one-year Action Plan. The Action Plan sets priorities and allocates the County's Fiscal Year 2022-2023 CDBG funds and Consortium's HOME funds for activities in the upcoming program year (October 1, 2022-September 30, 2023). Each of the Consortium members receives CDBG funds directly from HUD and is individually responsible for developing their own CDBG Action 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. During the development of the Consolidated Plan and Action Plan, meetings were held at different stages of the process to provide the greatest possible citizen participation, consultation, and partnership-building benefits.

The following are the proposed allocations and funding recommendations for the use of County CDBG and Consortium HOME funds for Fiscal Year 2022-2023; CDBG PROGRAM (Brevard County only): allocation is \$1,372,105. The allocation breakdown is proposed as follows:

<b>Public Service Projects</b>	<b>Allocation</b>
Public Service Projects	\$205,815.75
<b>Capital Improvement Projects/Demolition:</b>	
Demolition/Land Clearance	\$250,000.00
Public Infrastructure Improvements:	Suitable Living Environment
	\$398,707.17
Section 108 Loan Repayment Administration	\$243,161.08
	\$274,421.00

**HOME INVESTMENT PARTNERSHIPS PROGRAM:** The Brevard HOME Consortium's Fiscal Year 2022-2023 total allocation is \$1,300,662. The estimated allocation breakdown is as follows: Brevard County \$550,883.45; Titusville \$139,448.92; Cocoa \$82,793.23; Melbourne \$265,642.06; Palm Bay \$261,894.34. The Affordable Housing Council's recommendations for the County are noted below. Totals for the Consortium are also noted:

STRATEGY	COUNTY	CITIES	TOTAL
Community Housing Development Organization	\$79,665.88	\$115,433.42	\$195,099.30
15% Set-Aside as Required by Regulation	\$0	\$252,681.92	\$252,681.92
Homeownership Rehab/Repair/Replacement/New Construction	\$398,329.39	\$174,486.86	\$572,816.25
Down Payment/Purchase Assistance	\$0	\$119,998.33	\$119,998.33
Fair Housing Administration	\$9,140	\$0	\$9,140
Tenant Based Rental Assistance Administration	\$0	\$30,000	\$30,000
	\$63,748.18	\$57,178.02	\$120,926.20
<b>TOTAL</b>	<b>\$550,883.45</b>	<b>\$749,778.55</b>	<b>\$1,300,662</b>

**THIRTY-DAY PUBLIC COMMENT PERIOD:** There will be a 30-day public comment period from June 6, 2022 to July 5, 2022, until 5:00 PM for the Consolidated Plan, Annual Action Plan and the proposed use of funds. During this period, a draft of both the Consolidated Plan and Action Plan will be available for public review on the County Web site: <https://www.brevardfl.gov/HousingAndHumanServices/PlansAndReports> and at the following locations:

Brevard County Housing & Human Services 2725 Judge Fran Jamieson Way, B-106 Viera, FL 32940 (321) 633-2076	City of Palm Bay Housing & Neighborhood Development Services 120 Malabar Rd, SE Palm Bay, FL 32907 (321) 952-3429
City of Cocoa Community Development 65 Stone Street Cocoa, FL 32922 (321) 433-8511	City of Titusville Neighborhood Services Department 725 Deleon Avenue Titusville, FL 32780 (321) 567-3783
Titusville Public Library	City of Melbourne

2121 S. Hopkins Avenue  
Titusville, FL 32780  
(321) 264-5026

Housing and Neighborhood  
Improvement  
695 East University Blvd.  
Melbourne, FL 32901  
(321) 674-5734

Franklin T. DeGroot Public Library  
6475 Minton Rd. S.W.  
Palm Bay, FL 32908  
(321) 952-6317

Catherine Schweinsberg Rood Central  
Brevard Public Library  
308 Forest Ave.  
Cocoa, FL 32922  
(321) 633-1792

**WRITTEN COMMENTS:** Please address any written comments to: Brevard County Housing & Human Services Department, Attention: Natasha Jones, Special Projects Coordinator, 2725 Judge Fran Jamieson Way, Building B, Suite B-106, Viera, FL 32940.

**PUBLIC HEARINGS:** The final public hearing on the proposed Plan and Action Plan is scheduled to be held on August 2, 2022 at 5:00 PM for final action and adoption. The public hearing will be held during the Brevard County Board of County Commissioners meeting, 1st floor Commission Chambers, Building C, 2725 Judge Fran Jamieson Way, Viera, FL 32940. The County will respond within fifteen (15) days, in writing, to any public comments and will include them in the Plan and Action Plan.

**ADDITIONAL INFORMATION:** In accordance with the Americans with Disabilities Act and Section 286.26, Florida Statutes, persons needing special accommodations or an interpreter to participate in the proceedings, please notify Brian Breslin in the Housing and Human Services Department, no later than 48 hours prior to the meeting, at (321) 637-5347. If a person desires to appeal any decision made by this Board, agency or commission (as appropriate) with respect to any matter considered at this meeting or hearing, such a person will need a record of this proceeding and that, for such purposes, such person may need to ensure that a verbatim record of this proceeding is made, at his/her own expense, which record includes testimony and evidence upon which any such appeal is to be based.

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Titusville Public Library 2121 S. Hopkins Avenue Titusville, FL 32780 (321) 264-5026	City of Melbourne Housing and Neighborhood Improvement 695 East University Blvd. Melbourne, FL 32901 (321) 674-5734	Franklin T. DeGroot Public Library 6475 Minton Rd. S.W. Palm Bay, FL 32908 (321) 952-6317	Catherine Schweinsberg Rood Central Brevard Public Library 308 Forest Ave. Cocoa, FL 32922 (321) 633-1792

**WRITTEN COMMENTS:** Please address any written comments to: Brevard County Housing & Human Services Department, Attention: Natasha Jones, Special Projects Coordinator, 2725 Judge Fran Jamieson Way, Building B, Suite B-106, Viera, FL 32940.

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## Other Public Announcements

### *Affordable Housing Advisory Committee Meeting Public Agenda, 5/19/2022*



#### Housing and Human Services

2725 Judge Fran Jamieson Way  
Building B, Suite 106  
Viera, Florida 32940

**Brevard County Affordable Housing Advisory Committee Meeting**  
**Thursday, May 19, 2022 at 4:30 PM**  
Space Coast Room, Building C, Second Floor  
Brevard County Government Center, Viera, Florida 32940

#### Regular Meeting Agenda

Call Meeting to Order & Welcome:

New Business:

- Presentation: Brevard County 2022-2026 HUD Consolidated Plan Process and Assessment of Fair Housing, Cloudburst Consultants, AHAC Committee Comments.

Regular Meeting Closed. Public Meeting Opened

Review:

- Brevard County Consolidated Plan, Fiscal Years 2022–2026
- Brevard County Annual Action Plan Fiscal Year 2022-2023 Annual Action Plan
- Brevard County HOME Program Consortium & CDBG Consolidated Annual Performance and Evaluation Report (CAPER) 2021-2022
- Review proposed fiscal year 2022-2023 funding priorities
- Public Comments.

Public Meeting Closed. Regular Meeting Opened

- Brevard County Uniform Advisory Board Protocols & Requirements 2022

Meeting Minutes: March 17, 2022

Staff Reports: Brevard County Housing and Human Services Department

Public Comment: (Limited to 3 Minutes Each),

Adjournment:

Next Meeting Date: Thursday, June 16, 2022 at 4:30 PM, Brevard County Government Center, Viera.

Phone (321) 633.2007 • Fax (321) 633.2170  
Website: [www.BrevardFL.gov](http://www.BrevardFL.gov)

# Annual Action Plan Press Release, 6/17/2022



Brevard County Board of County Commissioners

2725 Judge Fran Jamieson Way  
Viera, Florida 32940

[www.brevardfl.gov](http://www.brevardfl.gov)

Office: (321) 633-2000

Fax:

## BOARD OF COUNTY COMMISSIONERS

Don Walker  
Communications Director  
(321) 690-6843  
[don.walker@brevardfl.gov](mailto:don.walker@brevardfl.gov)

### FOR IMMEDIATE RELEASE

Friday, June 17, 2022 8:15 AM

## Public Notice: Brevard Home Consortium Annual Action Plan

**Brevard County, FL.** -- Brevard County is the recipient of federal grant funds through programs administered by the United States Department of Housing and Urban Development (HUD). These federal grants include the Community Development Block Grant (CDBG) Program and the HOME Investments Partnership (HOME) Program. These programs are designed to assist our low- and moderate-income residents. Brevard County will receive approximately \$1,372,105 in CDBG funds and \$550,883 in HOME funds next year. In order to streamline the administration of the programs, HUD has consolidated all of the local planning and citizen participation requirements for the aforementioned grant programs into a single administrative process called "The Consolidated Plan."

The Consolidated Plan is the result of analyzing data and input from many sources and the County will be seeking public input/comments now through July 5, 2022. The draft Plan is physically available for review at these locations:

#### **Brevard County**

Housing & Human Services  
2725 Judge Fran Jamieson Way; B-106  
Viera, FL 32940  
(321) 633-2076

#### **City of Palm Bay**

Housing & Neighborhood Development Services  
120 Malabar Rd. SE  
Palm Bay, FL 32907  
(321) 952-3429

#### **City of Cocoa**

Community Development  
65 Stone Street  
Cocoa, FL 32922  
(321) 433-8511

#### **City of Titusville**

Neighborhood Services Department  
725 Deleon Avenue  
Titusville, FL 32780  
(321) 567-3783

#### **Titusville Public Library**

2121 S. Hopkins Avenue  
Titusville, FL 32780  
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#### **City of Melbourne**

Housing and Neighborhood Improvement  
695 East University Blvd.  
Melbourne, FL 32901  
(321) 674-5734

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Palm Bay, FL 32908  
(321) 952-6317

#### **Catherine Schweinsberg Rood Central Brevard Public Library**

308 Forest Ave.  
Cocoa, FL 32922  
(321) 633-1792

The draft Plan is also available for download on the Brevard County Housing and Human Services Department website <http://www.brevardfl.gov/HousingAndHumanServices/PlansAndReports>.

Comments regarding the draft Plan can be mailed to: Brevard County Housing & Human Services Department, Attention: Natasha Jones, Special Projects Coordinator, 2725 Judge Fran Jamieson Way, Building B, Suite B-106, Viera, FL 32940 or emailed to Natasha Jones ([natasha.jones@brevardfl.gov](mailto:natasha.jones@brevardfl.gov)) or Linda Graham ([linda.graham@brevardfl.gov](mailto:linda.graham@brevardfl.gov)).





## Consolidated Plan Public Comment (Website Submission Option)

URL: <https://www.brevardfl.gov/HousingAndHumanServices/PlansAndReports>

### The Consolidated Plan

Brevard County is the recipient of federal grant funds through programs administered by the United States Department of Housing and Urban Development (HUD). These federal grants include the Community Development Block Grant (CDBG) Program and the HOME Investments Partnership (HOME) Program. These programs are designed to assist our low- and moderate-income residents. Brevard County will receive approximately \$1,372,105 in CDBG funds and \$550,883 in HOME funds next year. In order to streamline the administration of the programs, HUD has consolidated all of the local planning and citizen participation requirements for the aforementioned grant programs into a single administrative process called "The Consolidated Plan."

The Consolidated Plan is the result of analyzing data and input from many sources and the County will be seeking public input/comments now through July 5, 2022. Comments can be mailed to: Brevard County Housing & Human Services Department, Attention: Natasha Jones, Special Projects Coordinator, 2725 Judge Fran Jamieson Way, Building B, Suite B-106, Viera, FL 32940, emailed to Natasha Jones ([natasha.jones@brevardfl.gov](mailto:natasha.jones@brevardfl.gov)) or Linda Graham ([linda.graham@brevardfl.gov](mailto:linda.graham@brevardfl.gov)), or entered below.

\* indicates a required field

First Name \*  Last Name \*



Address 1\*

Address 2

City \*  State \*  Zip \*

Please provide your comments and suggestions in the space provided. We encourage any and all comments and suggestions to help us serve the community better.

Comments and Suggestions

New code

Please type the code above

## Appendix E: Related Resources and Reports

Organization	Resource/Report	URL
Brevard Homeless Coalition	Brevard County CoC Strategic Plan 2019-2022	<a href="http://brevardhomelesscoalition.org/wp-content/uploads/2022/04/Brevard-CoC-Strategic-Plan-2019-2022.pdf">http://brevardhomelesscoalition.org/wp-content/uploads/2022/04/Brevard-CoC-Strategic-Plan-2019-2022.pdf</a>
East Central Florida Regional Planning Council	East Central Florida Regional Resiliency Action Plan	<a href="http://ftp.ecfrpc.org/Projects/East%20Central%20Florida%20Regional%20Resiliency%20Action%20Plan.pdf">http://ftp.ecfrpc.org/Projects/East%20Central%20Florida%20Regional%20Resiliency%20Action%20Plan.pdf</a>
Space Coast Area Transit	2021-2025 Transportation Disadvantaged Service Plan	<a href="https://www.spacecoasttpo.com/what-we-do/planning/transit-plans">https://www.spacecoasttpo.com/what-we-do/planning/transit-plans</a>
US Department of Housing and Urban Development	HUD 2021 Continuum of Care Homeless Assistance Programs (Housing Inventory Count)	<a href="https://files.hudexchange.info/reports/published/CoC_HIC_CoC_FL-513-2021_FL_2021.pdf">https://files.hudexchange.info/reports/published/CoC_HIC_CoC_FL-513-2021_FL_2021.pdf</a>
US Department of Housing and Urban Development	The 2021 Annual Homeless Assessment Report (AHAR) to Congress	<a href="https://www.huduser.gov/portal/sites/default/files/pdf/2021-AHAR-Part-1.pdf">https://www.huduser.gov/portal/sites/default/files/pdf/2021-AHAR-Part-1.pdf</a>
US Department of Housing and Urban Development	HUD 2021 Continuum of Care Homeless Assistance Programs Homeless Populations and Subpopulations (Point In Time Count)	<a href="https://files.hudexchange.info/reports/published/CoC_PopSub_CoC_FL-513-2021_FL_2021.pdf">https://files.hudexchange.info/reports/published/CoC_PopSub_CoC_FL-513-2021_FL_2021.pdf</a>
SHIP	2021 Affordable Housing Incentives Report	Report provided on following page.





**Housing & Human Services Department**

2725 Judge Fran Jamieson Way  
Building B, Suite 103  
Viera, Florida 32940

**BOARD OF COUNTY COMMISSIONERS**

Affordable Housing Advisory Committee  
Incentive Strategies Evaluation and Recommendation Report 2021-2022

**Background Information:**

Annually the Brevard County Affordable Housing Advisory Committee (AHAC), pursuant to Section 420.9076(4) of the Florida Statutes, must review the established policies and procedures, ordinances, land development regulations, the housing element of the local government comprehensive plan and shall recommend specific actions or initiatives to encourage or facilitate affordable housing while protecting the ability of the property to appreciate in value.

The recommendations may include the modification or repeal of existing policies, procedures, ordinances, regulations, or plan provisions; the creation of exceptions applicable to affordable housing; or the adoption of new policies, procedures, regulations, ordinances, or plan provisions, including recommendations to amend the comprehensive plan and corresponding regulations, ordinances, and other policies.

At a minimum, each advisory committee shall submit a report, to the local governing body that includes recommendations on and annually thereafter evaluate the implementation of, affordable housing incentives as described in 420.9076(4) of the Florida Statutes.

On May 20, 2008, the Brevard County Board of County Commissioners (BOCC) adopted Ordinance 08-16 putting in place the requirements of Section 420.9076(4) of the Florida Statutes. On November 3, 2011, during a Public Hearing, the Affordable Housing Advisory Committee approved, by a unanimous vote, the following Board of County Commissioner approved State Housing Initiative Partnership (SHIP) Affordable Housing Incentive Strategy recommendations:

- (a) Expedited Permitting: The processing of approvals of development orders or permits, as defined in s.163.3164 (7) and (8), for affordable housing projects to be expedited to a greater degree than other projects.
- (b) Impact Fee Waivers or Modification: The modifications of impact-fee requirements, including reduction or waiver of fees, and alternative methods of

fee payment for affordable housing.

- (c) Density Flexibility: The allowance of flexibility in densities for affordable housing.
- (d) Reservation of County Infrastructure: The reservation of infrastructure capacity for housing for very-low-income, low-income persons, and moderate-income persons.
- (e) Accessory Dwelling Units: The allowance of affordable accessory residential units in residential zoning districts.
- (f) Parking & Setbacks: The reduction of parking and setback requirements for affordable housing.
- (g) Flexible Lot Configuration: The allowance of flexible lot configurations, including zero-lot-line configurations for affordable housing.
- (h) Street Requirements: The modification of street requirements for affordable housing.
- (i) Ongoing Process Review: The establishment of a process by which a local government considers, before adoption of policies, procedures, ordinances, regulations, or plan provisions that increase the cost of housing.
- (j) Land Bank Inventory: The preparation of a printed inventory of locally owned public lands suitable for affordable housing.
- (k) Development Near Transportation Hubs, Corridors, Major Employment Centers and Mixed-Use Developments: The support of development near transportation hubs and major employment centers and mixed-use developments.

**Recommendations and evaluation of local government implementation of previously recommended local housing strategies**

**Public Hearing:**

On November 18, 2021 a Public Hearing and Meeting was advertised in the Florida Today newspaper. The Public Hearing and Meeting was held on December 2, 2021 at the Brevard County Government Center 2725 Judge Fran Jamieson Way, Viera, Florida 32940 at 4:00pm in the Space Coast Room, Second Floor, Building C.

**Incentives & Recommendations:**

- a. **Expedited Permitting**: processing of approvals of development orders or permits, as defined in s. 163.3164(7) and (8), for affordable housing projects are expedited to a greater degree than other projects.

*Information Reviewed:* Ordinance No. 07-18, The Housing Element of the 1988 Brevard County Comprehensive Plan as amended in December 2009 and the Brevard County Codes

of Ordinances (Article XVII).

*Review Synopsis:* Staff presented the AHC with information pertaining to current practices and overviewed the above Ordinances, Codes and Comprehensive Plan Policies which put in place:

- A process to facilitate the movement of projects through the permitting process, with priority given to developments with affordable housing units.
- Policies and Ordinances to continue and develop procedures to expedite review of affordable housing developments and housing for essential employees and special needs groups, and
- Fee waivers and refunds for workforce and affordable housing.

This process is still in place and available for use. Brevard County Planning and Development remains efficient and timely in processing all development review applications. Limited funds are available from Brevard County Housing and Human Services Department refunding permit fees as new affordable housing development projects arise.

***Recommendation: Continue current process and monitor site development plans, land subdivision applications and building permits for affordable housing, to ensure they are being expedited to the greatest extent possible.***

- b. **Impact Fee Waivers or Modifications:** The modification of impact-fee requirements, including reduction or waiver of fees and alternative methods of fee payment for affordable housing.

*Information Reviewed:* Ordinance No. 07-18, The Housing Element of the 1988 Brevard County Comprehensive Plan as amended in December 2009, the Brevard County Codes of Ordinances (Article XVII).

*Review Synopsis:* Staff presented the AHC with information pertaining to current practices and overviewed the above Ordinances, Codes and Comprehensive Plan Policies which put in place:

- Fee waivers and refunds for workforce and affordable housing.

The process continues to be available for deferral of Transportation Impact Fees when needed.

***Recommendation: Continue the processes established in Section 62-6303 of the Brevard County Code and Ordinance 07-18. Study and consider existing and additional fee deferrals, waivers and new fees permitted per changes and additions to Florida Statutes in HB 1399 (2020) and other established best practices by local governments statewide.***

- c. **Density Flexibility:** The allowance of flexibility in densities for affordable housing.

*Information Reviewed:* Ordinance No. 07-18, The Housing Element of the 1988 Brevard County Comprehensive Plan as amended in December 2009 and the Brevard County Codes of Ordinances (Article XVII).

*Review Synopsis:* Staff presented the AHC with information pertaining to current practices and overviewed the above Ordinances, Codes and Comprehensive Plan Policies which put in place:

- A twenty-five percent (25%) density bonuses for developments located within zoning or future land use category with a density of six units per acre or greater, and with a minimum 30 percent of units designated as affordable, that is consistent with the criteria in the County Comprehensive Plan, provided that the overall residential development density does not exceed the density in the next highest residential future land use designation.

Density Flexibility remains available through the County Land Development Regulations and The County Comprehensive Plan in multiple Future Land Use Categories and Zoning Classifications County wide.

***Recommendation:*** Continue to allow greater flexibility increasing density and intensity levels to encourage the creation of new affordable housing within the County through use of the above referenced Ordinances and Codes. Study and consider increasing as of right density and intensity bonuses to levels that meet market development feasibility in the production of affordable residential units. Study and amend periods of affordability for units realized by incentives. Create a County User Guide on the use and application of density and intensity bonuses and other County Comprehensive Plan and Code based incentives.

- d. **Reservation of County Infrastructure:** The reservation of infrastructure capacity for housing for very-low-income, low-income persons, and moderate-income persons.

*Information Reviewed:* Brevard County Code of Ordinances (Article IV)

*Review Synopsis:* Staff presented the AHC with information pertaining to current practices and overviewed the Brevard County Code of Ordinances Article IV, which continues to put in place concurrency management which ensures that public facilities and services needed to support development are available concurrent with the impacts of such development and that development orders and development permits are issued in a manner that will not result in a reduction in the levels of service below the adopted level of service standards adopted by Brevard County for public facilities and services.

The concurrency management process remains in effect for Brevard County and with no negative impacts to public facilities and services. There has been no need to create



concurrency capacity and exemption areas for affordable housing. County continues to monitor and will act accordingly.

***Recommendation: Continue established procedure. Monitor and promote new uses as local regulation allows. Study and consider concurrency exemptions for affordable housing units and those developed in mixed use centers and corridors along established transit routes and hubs.***

- e. **Accessory Dwelling Units and Tiny Homes:** The allowance of affordable accessory residential units and Tiny Homes in residential zoning districts.

*Information Reviewed:* Brevard County Ordinance No. 07-18 and The Housing Element of the 1988 Brevard County Comprehensive Plan as amended in December 2009.

*Review Synopsis:* Staff presented the AHC with information pertaining to current practices and overviewed the above Ordinance and Comprehensive Plan which calls for county staff to:

Study accessory units as a method for use by private families and individuals in the provision of affordable/workforce housing opportunities and solutions on their own properties, in areas with established infrastructure. The Comprehensive Plan also indicates that the County will consider land development regulations and other ordinances as needed that will regulate the use of accessory dwelling units as permitted by state statute.

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

***Recommendation: Continue established procedure. Monitor and promote new uses and local regulation changes consistent with changes and additions to the Florida Statutes and in HB 1339 (2020). Consolidate Accessory Units and similar units into one section of the County Code. Develop a User Guide for use and application. Study and consider density, intensity and impact fee waivers and concurrency exemptions for affordable accessory units and tiny homes. Consider incentivizing the development of accessory units and tiny homes in permissible areas with local housing program funds and lands.***

- f. **Parking and Setbacks:** The reduction of parking and setback requirements for affordable housing.

*Information Reviewed:* Ordinance No. 08-16 and the Brevard County Codes of Ordinances (Article XVII).

*Review Synopsis:* Staff presented the AHC with information pertaining to current practices and overviewed the above Ordinance which calls for:

- Flexible parking and setback in projects containing affordable house
- Flexible design requirements and criteria for developments providing a minimum of 30 percent of affordable or workforce housing.

Flexibility remains available through the County Land Development Regulations and the County Comprehensive Plan in multiple Future Land Use Categories and Zoning Classifications County wide. It has been used in one multiple family apartment development.

***Recommendation: Continue established procedure. Monitor and promote new uses as local regulation allows. Study and consider additional public and private parking space number, area, aisle width, landscaping and setback reductions and waivers consistent with project market feasibility and other established best practices by local governments statewide.***

- g. **Flexible Lot Configuration:** The allowance of flexible lot configurations, including zero-lot-line configurations for affordable housing.

*Information Reviewed:* Brevard County Ordinance No. 07-18 and The Housing Element of the 1988 Brevard County Comprehensive Plan as amended in December 2009.

*Review Synopsis:* Staff presented the AHC with information pertaining to current practices and overviewed the above Ordinances and Codes which allows:

- Flexible design requirements and criteria for developments providing a minimum of 30 percent of affordable or workforce housing.

Flexibility remains available through the County Land Development Regulations and The County Comprehensive Plan in multiple Future Land Use Categories and Zoning Classifications County wide.

***Recommendation Continue established procedure. Monitor and promote new uses as local regulation allows. Study and consider other established best practices by local governments statewide.***

- h. **Street Requirements:** The modification of street requirements for affordable housing.

*Information Reviewed:* Brevard County Ordinance No. 07-18 and The Housing Element of the 1988 Brevard County Comprehensive Plan as amended in December 2009.

*Review Synopsis:* Staff presented the AHC with information pertaining to current practices and overviewed the above Ordinances and Codes which allows:

- Flexible design requirements relating to roads, driveways and parking lots for developments providing a minimum of 30 percent of affordable or workforce housing.

Flexibility remains available through the County Land Development Regulations and The County Comprehensive Plan in multiple Future Land Use Categories and Zoning Classifications County wide. It has been used in single family subdivisions.

***Recommendation:*** *Continue established procedure. Monitor and promote new uses as local regulation allows. Study and consider additional public and private street width and street related infrastructure reductions and waivers consistent with project market feasibility and other established best practices by local governments statewide.*

**Ongoing Process Review:** The establishment of a process by which a local government considers, before adoption of policies, procedures, ordinances, regulations, or plan provisions that increase the cost of housing.

*Information Reviewed:* Ordinance 08-16

*Review Synopsis:* *Review Synopsis:* Staff presented the AHC with information pertaining to current practices and overviewed the above Ordinance with puts in place

- An ongoing review process for review of county policies, ordinances, regulations and Comprehensive plan provisions that significantly impact the cost of housing.

The process remains in effect for Brevard County with no negative impacts to date that have impacted affordable housing costs or production. The County continues to coordinate and monitor and will act accordingly.

***Recommendation:*** *Continue established procedure in accordance with Section 420.9076(4) of the Florida Statues.*

- j. **Land Bank Inventory:** The preparation of a printed inventory of locally owned public lands suitable for affordable housing.

*Information Reviewed:* Brevard County Ordinance No. 07-18, The Housing Element of the 1988 Brevard County Comprehensive Plan as amended in December 2009.

*Review Synopsis* Staff presented the AHC with information pertaining to current practices and overviewed the above Ordinances and Plans that established an affordable housing trust fund and unit/land mitigation bank for receipt of non-ad valorem revenues and residential land and density equivalent units for use in the development and rehabilitation of affordable housing. And, a continuous review process supporting the review of county owned land for its suitability for affordable housing use.

The review process has been continuously monitored and implemented. Lots have been transferred to the Housing and Human Services Department for use as affordable housing. The Housing and Human Services Department uses an Affordable Housing Location Evaluation Matrix when evaluating transfers of properties to the land bank inventory. Lots have been transferred to affordable housing developers and some sold with proceeds placed in the local affordable housing trust fund. A few lots remain available in the inventory for use in new affordable housing development.

***Recommendation: Continue established procedure. Allocate current lot inventory to developers of affordable housing. Study and consider further expanding program to include the evaluation and transfer of land and housing units from the County delinquent property tax certificate sales program for the development and preservation of affordable housing Countywide. Study and consider other established best practices by local governments statewide. Study, consider, encourage and fund the development of a County Wide Community Land Trust to keep housing units produced with public lands, funds, incentives and waivers affordable for longer periods of time.***

- k. **Development Near Transportation Hubs, Corridors, Major Employment Centers and Mixed-Use Developments:** The support of development near transportation hubs and major employment centers and mixed-use developments.

*Information Reviewed:* Brevard County Ordinance No. 07-18 and The Housing Element of the 1988 Brevard County Comprehensive Plan as amended in December 2009.

*Review Synopsis:* Staff presented the AHC with information pertaining to current practices and the above Ordinances, plans which puts in place a location evaluation matrix included in the land development regulations and used in request for proposals issued by the Housing and Human Services Department to determine

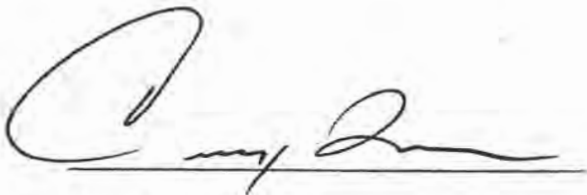


favorable locations for affordable /work force housing and to determine eligibility for funding and incentives.

The process continues and remains available through the County Land Development Regulations and The County Comprehensive Plan, in multiple Future Land Use Categories and Zoning Classifications County wide. The Housing and Human Services Department uses an Affordable Housing Location Evaluation Matrix when evaluating; affordable housing projects requesting funding and use of incentives, and transfers of properties to the land bank inventory.

***Recommendation: Continue established procedure, monitor and promote use. Study and consider increasing as of right density and intensity bonuses to levels that meet market development feasibility in the production of affordable residential units in these locations. Study and consider concurrency exemptions and impact fee waivers for affordable housing units developed in mixed use centers, corridors and along established transit routes and hubs. Include in a County User Guide on the use and application of density and intensity bonuses and other County Comprehensive Plan and Code based incentives.***

On December 2, 2021 at a publicly noticed Public Hearing and Meeting, an evaluation of the implementation of Brevard County's local housing incentive strategies was conducted by the Brevard County Affordable Housing Advisory Committee and the above recommendations were approved by an affirmative vote of the majority of the membership.



Date: 12/2/2021

Corey Lancaster, Chair  
Brevard County Affordable Housing Advisory Committee