



## **ANNUAL ACTION PLAN 2020-2021**

**Prepared by:  
Guardian CRM Inc**



## I. EXECUTIVE SUMMARY

The plan is being amended to reflect line-item accounting changes. These changes are not considered substantial amendments, but rather a reflection of a delay in activities due to COVID-19 restrictions. HUD requires that Annual Action Plans (AAPs) be amended to reflect accurate end of year accounting.

The City of Sebastian Community Development Department is pleased to present the Second Year Annual Action Plan for 2020. This plan addresses programs for the Community Development Block Grant (CDBG) funding provided by the U.S. Department of Housing and Urban Development and identifies the second programmatic year specific objectives and outcomes.

### To provide a suitable living environment

This includes improving the safety and livability of neighborhoods; increasing access to quality facilities and services; reducing the isolation of income groups within areas by de-concentrating housing opportunities and revitalizing deteriorating neighborhoods; restoring and preserving natural and physical features of special value for historical, architectural or aesthetic reasons; and conserving energy resources.

### To provide decent housing

Included within this broad goal are the following: assist homeless persons in obtaining affordable housing; retain the affordable housing stock; increase the availability of permanent housing that is affordable to low and moderate income residents without discrimination; and increase supportive housing the includes structural features and services to enable persons with special needs to live in dignity.

### To expand economic opportunities

Within this goal are creating jobs accessible to low and very low-income persons; providing access to credit for community development that promotes long term economic and social viability; and empowering low- income persons in federally assisted or public housing to achieve self sufficiency.

## II. CITIZEN PARTICIPATION

This plan was created through consultation with various agencies and public hearings open to the public for comment on the needs of low- to moderate-income persons in the City.

The City has not received any written comments relative to the CDBG program, and if any are received, they will be documented in future Action Plans.

## III. RESOURCES

The City is slated to receive an allocation for the CDBG program for FY2020 of \$127,095.

**Table 1: Funding Sources**

<b>Funding Source</b>	<b>Amount</b>
Community Development Block Grant	\$127,095

Utilizing CDBG funds will help leverage other funds, including monies from the tax increment financing district (Community Redevelopment Area) and other dedicated revenue funds for capital improvements.

IV. ANNUAL OBJECTIVES

The City wishes to keep the program simple to meet the national objective of benefiting low to moderate income persons through housing and eliminating blighted/deteriorated public facilities.

The goals and objectives to be carried out during the action plan period are indicated by placing a check in the following boxes:

<input checked="" type="checkbox"/>	<b>Objective Category Decent Housing</b>  Which includes:	<input checked="" type="checkbox"/>	<b>Objective Category: Suitable Living Environment</b>  Which includes:	<input type="checkbox"/>	<b>Objective Category: Expanded Economic Opportunities</b>  Which includes:
<input type="checkbox"/>	assisting homeless persons obtain affordable housing	<input type="checkbox"/>	improving the safety and livability of neighborhoods	<input type="checkbox"/>	job creation and retention
<input type="checkbox"/>	assisting persons at risk of becoming homeless	<input checked="" type="checkbox"/>	eliminating blighting influences and the deterioration of property and facilities	<input type="checkbox"/>	establishment, stabilization and expansion of small business (including micro-businesses)
<input checked="" type="checkbox"/>	retaining the affordable housing stock	<input type="checkbox"/>	increasing the access to quality public and private facilities	<input type="checkbox"/>	the provision of public services concerned with employment
<input type="checkbox"/>	increasing the availability of affordable permanent housing in standard condition to low-income and moderate-income families, particularly to members of disadvantaged minorities without discrimination on the basis of race, color, religion, sex, national origin, familial status, or disability	<input type="checkbox"/>	reducing the isolation of income groups within areas through spatial deconcentration of housing opportunities for lower income persons and the revitalization of deteriorating neighborhoods	<input type="checkbox"/>	the provision of jobs to low-income persons living in areas affected by those programs and activities under programs covered by the plan
<input type="checkbox"/>	increasing the supply of supportive housing which includes structural features and services to enable persons with special needs (including persons with HIV/ADOS) to live in dignity and independence	<input type="checkbox"/>	restoring and preserving properties of special historic, architectural, or aesthetic value	<input type="checkbox"/>	availability of mortgage financing for low income persons at reasonable rates using non-discriminatory lending practices
<input type="checkbox"/>	providing affordable housing that is accessible to job opportunities	<input type="checkbox"/>	conserving energy resources and use of renewable energy sources	<input type="checkbox"/>	access to capital and credit for development activities that promote the long-term economic social viability of the community

Due to delays in program implementation due to the COVID-19 pandemic, the City was not able to complete the programmed activities within the program year. Therefore, unexpended PY2019 and PY2020 funds will be rolled forward to PY2020 as follows:

<b>Activity</b>	<b>Amount forward to PY 2020</b>
<b>Sidewalk Repair/Replacement ADA CRA</b>	<b>\$28,605.09</b>
<b>Home Repair Program for Veterans, Elderly and Disabled</b>	<b>\$93,876.00</b>
<b>Administration</b>	<b>\$8,187.77</b>

**Table 2: 2020 CDBG Activities**

<b>Activity</b>	<b>Amount</b>
Sidewalk Repair/Replacement ADA CRA	\$50,000.00
Home Repair Program for Veterans, Elderly and Disabled	\$51,676.00
Administration	\$25,419.00

The City of Sebastian’s Community Development Department staffs are the lead agency for the development and implementation of the Consolidated Plan and the Annual Action Plan. The Staff, stakeholders, and the City Council itself have all worked in cooperation for the development of the plan.

**V. DESCRIPTION OF ACTIVITIES**

**PROJECT 1 – PUBLIC FACILITIES, LMI AREA (CENSUS TRACTS OF 51% LMI)**

Sidewalk Repair/Replacement (North Central Avenue)

1. Description: Engineering design and construction of an ADA sidewalk. Replaces a blighted, crumbling downtown sidewalk.
2. National Objective: Slum and Blight Area
3. Completion Date: September 30, 2021
4. Outcome Indicator: Replace blighted sidewalk with new ADA sidewalk within Sebastian’s Community Redevelopment Area (CRA)
5. Outcome Statement: Eliminating blighting influences and the deterioration of property and facilities. Benefit to LMI Census Areas.

**PROJECT 2 – HOME REPAIR PROGRAM FOR VETERANS, ELDERLY AND THE DISABLED**

(Housing will be 100% LMI benefit.)

City Wide application for LMI Veterans, Elderly and the Disabled

1. Description: Provision of home rehabilitation work targeted for veterans. Home repairs may include rehabilitation to make the improvements for someone with disabilities.
2. Completion date: September 30, 2021
3. Service Area: City-wide
4. Outcome Indicator: Rehab Two LMI Households for Code, Safety and ADA needs
5. Outcome Statement: No major findings, and timely expenditure of funds. Benefit to two LMI households.

**VI. GEOGRAPHIC DISTRIBUTION/ALLOCATION PRIORITIES**

To further the objectives of the grant, it is necessary to identify the location of neighborhoods by Block Groups where the majority of households are very low, low- or moderate- income households.

The Block Groups that have a population where the percent of low- income households is greater than 50% are illustrated on the map below and are listed as:

- Block Group 3 of Census Tract 508.08 (55.92% LMI)
- Block Group 2 of Census Tract 508.06 (54.75% LMI)

- Block Group 1 of Census Tract 508.08 (60.26% LMI)
- Block Group 1 of Census Tract 508.06 (54.22% LMI)
- Block Group 2 of Census Tract 508.05 (50.51% LMI)

Refer to the Consolidated Plan Chapter 1 for census tract maps

The CRA district qualifies as meeting the national objective of eliminating slum and blighted area as so designated by the City under Chapter 163, Part III, Florida Statutes. Therefore, CDBG funded activities would be eligible under the National Objective for those that “address slums and blight on an area basis” at 24 CFR, 570,208 (b) of the federal Regulations. Most of the CRA area also falls within Census Tracts that are greater than 50% LMI.

## **VII. ANNUAL AFFORDABLE HOUSING GOALS**

The City will support the Indian River County’s established goals relative to housing. The City seeks to support the County’s use SHIP and other state funded programs developed through Housing Trust Funds for the provision of affordable housing.

## **VIII. PUBLIC HOUSING**

The City will participate in any Public Housing needs assessment process to address needs and planned activities.

## **IX. HOMELESS AND SPECIAL NEEDS**

The City of Sebastian does not receive public or private funds to address homeless needs. However, the City will provide technical assistance and staff support to the Treasure Coast Homeless Services Council.

## **X. BARRIERS TO AFFORDABLE HOUSING**

The City will continue to support Comprehensive Plan and Land Development Code changes that address housing needs identified:

- Regulatory barriers including zoning regulations and impact fees
- Need for additional affordable housing units

Strategies to remove these regulatory barriers include changing regulations to allocate density bonuses for developments that will build affordable units. Also, local municipalities may choose to refund impact fees and other fees like building permit fees. The Shimberg Center projects that over the next five, ten, fifteen years the need for housing, while affordable in Sebastian will continue to grow. The projected needs based upon households paying 50% or more of their income for housing costs.

Refer to the Consolidated Plan Chapter 2 for Shimberg Center the projected affordable housing need.

## XI. OTHER ACTIONS

### Antipoverty strategy

The City will coordinate with various agencies whenever possible for activities like employment outreach and training to respond to individuals and families.

### Lead Based Paint

The City will continue to coordinate with the State Department of Health whenever to ensure that structures in the housing program (as applicable) with lead based painted are properly remediated.

## XII. CDBG PROGRAM SPECIFIC REQUIREMENTS

Of primary note, the City does not expect to generate or receive any program income from CDBG funded projects. There is not any program income received in a preceding year program. The City does not have a Section 108 loan.

Surplus funds are not applicable in this annual action plan.

**There are \$130,668.86 of grant funds unexpended from PY2019 and PY2020, as noted previously.**

There is not income from float-funded activities.

None of the projects listed in this action plan are categorized as “Urgent Need” per the HUD regulations.

The City will ensure that over a three-year period, 70% of CDBG funds are utilized for activities that benefit low- and moderate- income persons.