

# Executive Summary

## AP-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

### 1. Introduction

The City of Sebastian's sixth Year Annual Action Plan for 2024 addresses programs for the Community Development Block Grant (CDBG) funding provided by the U.S. Department of Housing and Urban Development. It identifies the sixth programmatic year-specific objectives and outcomes of a six-year plan starting with 2019. After input from staff and the public, Housing Rehabilitation will be the focus of this year's plan.

### 2. Summarize the objectives and outcomes identified in the Plan

This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

#### 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 that includes structural features and services to enable persons with special needs to live in dignity. To this end, the City proposes to provide owner occupied housing rehabilitation for code, safety and health needs to low income families. The City will address a minimum of 2 low income households. Based upon stakeholder comments and public hearing public hearing discussion, this is a priority need for low-income families.

#### 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.

### **3. Evaluation of past performance**

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

The housing rehabilitation program was in the previous action plans and consolidated plan and was applied successfully to aid in the repair of homes of the elderly, disabled and veterans. Local Veterans and Elderly groups expressed support for the program to be continued. The City has completed a broad environmental review and applicant intake for housing rehabilitation and is in the process of inspecting and qualifying homes for 2024 funding. The need exceeds available funds from the prior Action Plans, and this spurred the City to continue the program and use all 2024 funds for LMI housing rehabilitation. This will also aid the City in meeting the goal of spending 70% of CDBG funds to benefit the LMI population.

### **4. Summary of Citizen Participation Process and consultation process**

Summary from citizen participation section of plan.

The Citizen Participation Plan in accordance with the Housing and Community Development Act of 1974, as amended and 24 CFR Part 91, Subpart B: Citizen Participation and Consultation sets forth the citizen participation plan requirements. This section of the Act provides for and encourages citizen participation with particular emphasis on persons of low and moderate income, in addition to slum and blighted areas. Consistent with the Act, the City of Sebastian provides citizens reasonable and timely access to local meetings, information and records. In addition, technical assistance is made available to low- and moderate-income representative groups. The Citizen Participation Plan details the process to develop needs, review proposed activities and program performance as well as the manner in which hearings are advertised and conducted. The City followed its CPP by posting the action plan for a minimum of 30 days on the City's web site. It also advertised and held a public hearing to allow for comments. The City also invited comments from local stakeholders like veterans and elderly organizations. The City is in the process of updating the Citizen Participation Plan and expects to adopt an updated policy in August 2024.

### **5. Summary of public comments**

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

There were no public comments from citizens received during the comment period. There were no City Council members comments during the public hearing. Any comments during the overall public input

process were supportive of housing rehabilitation activities for the benefit of low-income persons. Local Veterans and Elderly Affairs organizations expressed support for the housing rehabilitation program for low-income families.

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

There were no public comments from citizens received during the comment period. No comments were ignored or passed over for consideration in the selection of activities and projects for the 2024 funding year.

**7. Summary**

The City of Sebastian will spend all its 2024 CDBG allocation on owner occupied housing rehabilitation for LMI households with priorities for the elderly, disabled and veterans. Except for grant administration, CDBG funds will be used for owner occupied housing rehabilitation with priority for code, health and safety repairs. This could include handicap access and retrofits. Priority will be for the very low income as well.

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**PR-05 Lead & Responsible Agencies – 91.200(b)**

**1. Agency/entity responsible for preparing/administering the Consolidated Plan**

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

Agency Role	Name	Department/Agency
CDBG Administrator	SEBASTIAN	Community Development Department

**Table 1 – Responsible Agencies**

**Narrative (optional)**

The city along with a grants administration consultant, Anser Advisory, is administering the CDBG program.

**Consolidated Plan Public Contact Information**

CDBG Administrator – Alix Bernard, Community Development Director. Anna Sitton is the contact for Anser Advisory.

## **AP-10 Consultation – 91.100, 91.200(b), 91.215(I)**

### **1. Introduction**

This plan was created through consultation with various stakeholder agencies, a public comment period and a public hearing open to the public for comment on the needs of low-income persons in the city. The public hearing was made available over broadband to the public electronically as well. Participants could see, talk and hear the meeting. Other City Departments were invited to the hearing including emergency management and public works. No comments on hazard mitigation were received.

### **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(I))**

**Advertisement:** The City of Sebastian made available the summary of proposed projects available to citizens, along with associated allocated amounts, to public agencies, and other interested parties. This information has been published for comment in a newspaper of general circulation.

**Meetings and Hearings:** The City of Sebastian will conduct at least two (2) public hearings annually to obtain citizen’s views. Each public hearing notice will be published in a paper of general circulation at least 14 days in advance of the public hearing date. The city encourages participation by handicapped residents who may require auxiliary aids for communication, including translation. Upon request, these auxiliary aids will be available to City residents. Whenever possible, the City shall produce a recording of the public hearing.

### **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.**

The City of Sebastian addresses the needs of homeless persons through supporting the Treasure Coast Homeless Services Council Inc. The Council maintains a legally constituted Continuum of Care and works collaboratively with at least 80 other agencies and programs on the Treasure Coast to plan for and seek funding for services to prevent and alleviate homelessness. The Council attempts to secure state and federal funding and other resources for health and human service agencies in the county who provide services to homeless and indigent individuals and families including within the City of Sebastian.

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

The City of Sebastian does not receive ESG funds.

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

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**Table 2 – Agencies, groups, organizations who participated**

1	<b>Agency/Group/Organization</b>	Senior Resource Association
	<b>Agency/Group/Organization Type</b>	Services - Housing Services-Elderly Persons Services-Persons with Disabilities Civic Leaders Services-Veterans
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Contacted about the draft plan for comment and invited to the public hearing. The outcome of coordination with these non-profit stakeholders was participation of LI applicants in the housing rehabilitation program.

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

Not applicable.

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

<b>Name of Plan</b>	<b>Lead Organization</b>	<b>How do the goals of your Strategic Plan overlap with the goals of each plan?</b>
Continuum of Care	Treasure Coast Homeless Council	Grant funded housing rehabilitation of LI households provide funding for code and safety and help LI residents afford to stay in their homes.

**Table 3 – Other local / regional / federal planning efforts**

**Narrative (optional):** The City of Sebastian fosters input into the Action Plan through advertising, hearings and community outreach to non-profit organizations and local government partners.

## **AP-12 Participation – 91.105, 91.200(c)**

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

The draft action plan was posted on the city website from July 18, 2024 - August 16, 2024.

The Comment period and the public hearing were advertised in the local paper on July 18, 2024. No comments were received.

The public hearing was held at a regular meeting of the City Council on August 28, 2024. No comments were received. The meeting was made available on broadband to the public to participate remotely.

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**Citizen Participation Outreach**

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Public Hearing	Minorities  Non-English Speaking - Specify other language: Spanish  Persons with disabilities  Non-targeted/broad community	There were about 20 attendees to the meeting.	None.	None.	<a href="https://www.cityofsebastian.org/295/Community-Development-Block-Grant-CDBG-P">https://www.cityofsebastian.org/295/Community-Development-Block-Grant-CDBG-P</a>

**Table 4 – Citizen Participation Outreach**

## Expected Resources

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

#### Introduction

The city is slated to receive an allocation for the CDBG program for FY2025 of \$105,116. The plan is proposed to address more LMI Housing needs since the need is greater than the funding made available so far in prior years. All 2025 funds will be allocated to housing rehabilitation and grant administration.

#### Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	128,152	0	0	128,152	0	All 2025 CDBG funds, except for administration, will be allocated to housing rehabilitation to cover the need for owner occupied LMI housing repairs. The need currently exceeds prior years' funding.

Table 5 - Expected Resources – Priority Table

**Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied:** No matching funds.

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

Not applicable.

**Discussion**

The city has a waiting list of LMI homeowner applicants with needs that far exceed current funding. This 2024 funding of all housing rehabilitation will serve to alleviate that need.

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## Annual Goals and Objectives

### AP-20 Annual Goals and Objectives

#### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Housing Rehabilitation	2019	2024	Affordable Housing	City Wide Housing Rehab	Housing rehabilitation	CDBG: \$84,092.80	Homeowner Housing Rehabilitated: 2 Household Housing Unit
4	Grant Administration	2019	2024	Grant Administration	City Wide Housing Rehab	Housing rehabilitation	CDBG: \$21,023.20	Other: 1 Other

Table 6 – Goals Summary

#### Goal Descriptions

1	Goal Name	Housing Rehabilitation
	Goal Description	
4	Goal Name	Grant Administration
	Goal Description	

# Projects

## AP-35 Projects – 91.220(d)

### Introduction

The 2024 Action Plan projects to be addressed include owner occupied housing rehabilitation for LMI homes. The housing rehabilitation program will focus on health, code and safety needs of LMI families and will give priority to the needs of the elderly, disabled and veterans. The housing rehabilitation program will be City wide at unspecified sites selected through an application and qualification process. Grant administration will be used for the HUD environmental review, IDIS reporting and creating vouchers, action planning and similar activities.

### Projects

#	Project Name
1	Housing Rehabilitation
2	Grant Administration

Table 7 - Project Information

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

1. Allocation priorities are based on public comment, stakeholder meetings and needs identified by City staff. The city completed a public comment period, a public hearing and communication with the local veterans group and elderly affairs group.

**AP-38 Project Summary**  
**Project Summary Information**

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1	<b>Project Name</b>	Housing Rehabilitation
	<b>Target Area</b>	City Wide Housing Rehab
	<b>Goals Supported</b>	Housing Rehabilitation
	<b>Needs Addressed</b>	Housing rehabilitation
	<b>Funding</b>	<b>CDBG: \$84,092.80</b>
	<b>Description</b>	Housing rehabilitation of LMI owner occupied homes. Priorities will be given to the disabled, the elderly, veterans, and the VLI.
	<b>Target Date</b>	9/30/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	The city will provide housing rehabilitation for code, safety and health needs of at least 1 LMI household and 1 VLI household. The focus will be on the elderly, disabled and veterans that are citizens of Sebastian and who own the home in which they live (owner occupied).
	<b>Location Description</b>	The city will address homes within city limits, i.e., city-wide.
	<b>Planned Activities</b>	The city will provide housing rehabilitation for code, safety and health needs of at least 1 LMI household and 1 VI household. The focus will be on the elderly, disabled and veterans that are citizens of Sebastian and who own the home in which they live (owner occupied).
2	<b>Project Name</b>	Grant Administration
	<b>Target Area</b>	City Wide Housing Rehab
	<b>Goals Supported</b>	Grant Administration
	<b>Needs Addressed</b>	Housing rehabilitation
	<b>Funding</b>	<b>CDBG: \$21,023.20</b>
	<b>Description</b>	Grant administration will be used for the HUD environmental review, IDIS reporting and creating vouchers, action planning and similar activities.
	<b>Target Date</b>	9/30/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Grant administration will be used for the HUD environmental review, IDIS reporting and creating vouchers, action planning and similar activities in support of providing housing rehabilitation for code, safety and health needs of at least 1 LMI household and 1 VLI household. The focus will be on the elderly, disabled and veterans that are citizens of Sebastian and who own the home in which they live (owner occupied).
	<b>Location Description</b>	The city will assist households within city limits, i.e., city-wide.

<b>Planned Activities</b>	Grant administration will be used for the HUD environmental review, IDIS reporting and creating vouchers, action planning and similar activities in support of providing housing rehabilitation for code, safety and health needs of at least 1 LMI household and 1 VLI household. The focus will be on the elderly, disabled and veterans that are citizens of Sebastian and who own the home in which they live (owner occupied).
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## AP-50 Geographic Distribution – 91.220(f)

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

Housing Rehabilitation will be City wide at yet unspecified sites. The city has advertised in the local newspaper and on the web site. The availability of CDBG funds for owner occupied rehabilitation. LMI owner occupied homes have been selected through an application and qualification process. Priority will be given to the VLI, elderly, disabled and veterans.

### Geographic Distribution

Target Area	Percentage of Funds
Riverview Park CRA	
Riverview Park CRA	
Low Moderate Income Block Groups	
City Wide Housing Rehab	100

Table 8 - Geographic Distribution

### Rationale for the priorities for allocating investments geographically

The rationale for housing rehabilitation is to allow city wide application to reach as many owner-occupied homes with code and safety repair needs as possible. The city previously advertised for prior years' funding and there is more need than funding. Thus, in this funding year, the City is allocating all funds to housing rehabilitation to help fill this gap. This will also ensure the City meet its requirement to spend 70% of all CDBG funds for LMI benefit.

### Discussion

The city has a waiting list of qualified applicants that need this funding to complete all the code, health and safety repairs the homes need.

## Affordable Housing

### AP-55 Affordable Housing – 91.220(g)

#### Introduction

The city supports Indian River County’s established goals relative to housing. The City seeks to support the County’s use of SHIP and other state funded programs developed through Housing Trust Funds for the provision of affordable housing. The city is also promoting affordable housing by providing owner occupied housing rehabilitation to LMI households.

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	0
Special-Needs	1
Total	1

**Table 9 - One Year Goals for Affordable Housing by Support Requirement**

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	0
Rehab of Existing Units	2
Acquisition of Existing Units	0
Total	2

**Table 10 - One Year Goals for Affordable Housing by Support Type**

#### Discussion

The city will support affordable housing through its owner occupied LMI housing rehabilitation program. The city will target VLI, elderly, veterans and the disabled. Handicap accessibility and accommodation are eligible expenses. Saving the homeowners the cost of housing repairs may help homeowners stay in their homes.

## **AP-60 Public Housing – 91.220(h)**

### **Introduction**

The city has no public housing. The city does not have a housing department. The city would participate in any Public Housing needs assessment process that might be initiated by the County Housing Department or the Treasure Coast Homeless Council.

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

The city does not have a public housing department or funding but does support the County Housing Department and the Treasure Coast Homeless Council.

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

Not applicable. No Public Housing in the City.

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

Not applicable. No Public Housing in the City.

### **Discussion**

Not applicable. No Public Housing in the City.

## **AP-65 Homeless and Other Special Needs Activities – 91.220(i)**

### **Introduction**

The City of Sebastian does not have a homeless shelter. The city does not have a housing department. 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.

### **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 city advertises the owner-occupied housing rehabilitation program City Wide. The elderly and disabled will be targeted by the program. Applicants that are at risk of homelessness due to the cost of needed health and safety repairs could be helped by the program.

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

Not applicable. The city does not have a homeless shelter. The city supports County and regional efforts of the Treasure Coast Homeless Council to help the homeless.

#### **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 City of Sebastian does not have a homeless shelter. The city does not have a housing department. 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.

#### **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.**

The housing rehabilitation program will target elderly and disabled families that may be at risk of homelessness. Beyond that the city supports the County and Treasure Coast Regional Council that help the at risk.

**Discussion**

The City of Sebastian does not have a homeless shelter. The city does not have a housing department. 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.

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## **AP-75 Barriers to affordable housing – 91.220(j)**

### **Introduction:**

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

### **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**

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.

### **Discussion:**

The Shimberg Center projects that over the next decade that housing needs will grow, but that housing also remains affordable in Sebastian.

## **AP-85 Other Actions – 91.220(k)**

### **Introduction:**

Other actions beyond housing rehabilitation include supporting and partnering with community organizations that support the homeless, elderly, disabled and veterans.

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

Housing rehabilitation will address obstacles to meeting underserved needs. The underserved needs of the LI and VLI disabled, elderly and veterans will be addressed through homeowner rehabilitation.

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

Housing rehabilitation for owner occupied LI and VLI elderly, disabled and veterans with further affordable housing by making needed code and safety repairs to the existing housing stock for cost burdened homes.

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

The housing rehabilitation program will test all appropriate structures for lead based paint and mitigate where needed.

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

Housing rehabilitation should improve quality of life and value of the homes by making homes safe and healthy for LI families, especially the disabled and elderly.

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

The city will reevaluate the Action Plan activities based on successes achieved.

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

The city has invited social services and non-profit organizations serving the at-risk elderly and disabled to participate in the housing rehabilitation program.

**Discussion:** The city does not have a housing department or homeless shelter. The city receives some Tax Increment Financing for repairs and enhancements to blighted areas of the Community Redevelopment Agency. The city supports the County Housing Department, the Treasure Coast Homeless Council, and the local veterans and elderly affairs non profits.

## Program Specific Requirements

### AP-90 Program Specific Requirements – 91.220(I)(1,2,4)

**Introduction:** The City does not expect to generate or receive any program income from CDBG funded projects. There was no program income generated in any prior funding year. The city does not have a Section 108 loan. Surplus funds are not applicable in this annual action plan. There are no CDBG grant funds unencumbered from a prior year. There is no income from float-funded activities. None of the projects listed in this action plan are categorized as “Urgent Need” per the HUD regulations.

### Community Development Block Grant Program (CDBG)

#### Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

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.	100.00%

The City will ensure that over a six-year period, 70% of CDBG funds are utilized for activities that benefit low- and moderate- income persons. Over the years of 2021, 22,23, 24, and 25 the city will achieve 70% LMI benefit.

## Attachments

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