



ANNUAL ACTION PLAN 2021-2022

Prepared by:
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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 Third Year Annual Action Plan for 2021. 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. There was a public hearing and a public notice comment period where the plan was posted on the official website. The City also recently did a city-wide needs survey and preserving housing stock was a high priority. Moving all the funds to housing means that the City will achieve 100% LMI benefit which helps in the overall 5-year goal of benefiting LMI with 70% of the funds.

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 FY2021 of \$133,517.

Table 1: Funding Sources

Funding Source	Amount
Community Development Block Grant	\$133,517.00

IV. ANNUAL OBJECTIVES

The City wishes to keep the program simple to meet the national objective of benefiting low- and 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:

Objective Category Decent Housing	<input checked="" type="checkbox"/>	Objective Category: Suitable Living Environment	<input type="checkbox"/>	Objective Category: Expanded Opportunities	Category: Economic
Which includes:		Which includes:		Which includes:	
assisting homeless persons obtain affordable housing	<input checked="" type="checkbox"/>	improving the safety and livability of neighborhoods	<input type="checkbox"/>	job creation and retention	
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)	
retaining the affordable housing stock	<input checked="" type="checkbox"/>	increasing the access to quality public and private facilities	<input type="checkbox"/>	the provision of public services concerned with employment	
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	
increasing the supply of supportive housing which includes structural features and services to enable persons with special needs (including persons with HIV/AIDS) 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	
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 PY2020 and PY2021 funds will be rolled forward to PY2021 as follows:

Activity	Amount
Home Repair Program for Veterans, Elderly and Disabled	\$117,556.00
Administration	\$17,727.88

Table 2: 2021 CDBG Activities

Activity	Amount
Home Repair Program for Veterans, Elderly and Disabled	\$114,825.00
Administration	\$18,692.00

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. City Staff, stakeholders, and the City Council itself have all worked in cooperation for the development of the plan.

V. DESCRIPTION OF ACTIVITIES

PROJECT 1 – 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 targets; veterans, the elderly and the disabled. This will be the only activity this activity this year due to cost of addressing safe, health, code compliant homes. Home rehab applicants must undergo a rigorous income qualification to be eligible. Five homes have been qualified. During the COVID outbreak, material and other cost are going up rapidly. So, costs are increasing. There is more need than budget, so the City will narrow the current scopes of work to health and safety priorities and then allow the applicants to reapply for more repairs in future years to be as fair as possible and assist as many applicants as possible.
2. Completion date: September 30, 2023.
3. Service Area: City-wide.
4. Outcome Indicator: Rehab 3 LMI Households for Code, Safety and ADA needs.
5. Outcome Statement: No major findings, and timely expenditure of funds. Benefit to 3 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 most 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.

VII. ANNUAL AFFORDABLE HOUSING GOALS

The City will support 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, and 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 \$135,283.88 of unexpended CDBG grant funds from PY2020 and PY2021.

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.