

EXECUTIVE SUMMARY

Ap-05 Executive Summary – 91.200(c), 91.220(b)

1. Introduction

The City of Cocoa is a CDBG entitlement city and is solely responsible for the administration of the funds. Through interlocal agreement with Brevard County and the cities of Melbourne, Palm Bay, Titusville, and Cocoa receive HOME investment Partnership funds. Brevard County is the lead agency of the HOME Consortium.

Each year, the City of Cocoa undertakes a process which includes public input and citizen participation to develop a one year Action Plan that describes actions, projects, and programs that will take place during the upcoming year to address the priority needs and specific objectives.

2. Summarize the objectives and outcomes identified in the Plan

This could be a reinstatement 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.

The CDBG objectives for PY 2024 fit under the first national objective of benefiting low-to-moderate-income persons. That are persons with total household income of less than 80% of the area median income by household size.

- The results of the resident surveys, stakeholder interviews, public comments, and secondary data from HUD, the Census Bureau and other HUD-approved sites.
- The limitations placed on the City by HUD regulations with regards to the location of public improvements and the cap on social spending
- The existence and capacity of potential subrecipients to carry out activities.

Specific objectives identified in the Consolidated plan and the City of Cocoa's strategic plan includes the areas of housing, homelessness, special needs, and non-housing community development needs such as:

- **Housing:** Preserving existing affordable housing; producing new affordable homes in designated target areas and mixed income rental unit's city wide, providing home ownership opportunities for those wishing to own their own home, providing services to educate home buyers regarding the mortgage process, enabling homeowners through education and counseling to retain their home, and demolishing structures that are substandard and unfit for human habitation.
- **Homeless:** Providing transitional housing to address the increasing population impacted by current real estate market conditions and labor force reductions, establishing facilities for offenders, support activities to fill gaps in Brevard County's Continuum of Care and to respond to urgent community needs, support increased permanent supportive housing

and transitional beds for persons with special needs to include housing for unaccompanied homeless youth.

3. Evaluation of past performance

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

The City continues to develop viable communities through the provision of decent, affordable, and available housing, creating suitable living environments, expanding economic opportunities, and preventing and eliminating slums and blight. Verbal feedback from citizens and businesses indicate that the City's demolition and housing rehab programs are helping to beautify neighborhoods.

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section plan.

The citizen participation process included an online survey for input, meetings, as well as, two (2) public hearings. During the first public hearing, three (3) agencies spoke. The agencies were: Central Brevard Sharing Center; The Salvation Army North Central Brevard Corps., and Family Promise of Brevard. Each agency discussed their need for continued CDBG funding and the services their agency provides to the citizens of Cocoa.

*A Housing and Community Development Needs survey was developed and distributed to over 9,000 residents in low income neighborhoods in Brevard County for input regarding community needs.

*A Social Service Provider Survey was developed and distributed to more than (70) providers to help determine the capacity and gap of serviced being provided throughout Brevard County, including Cocoa.

*Staff attended various meetings, both virtually and in person, to obtain citizen input, Housing Authority of the City of Cocoa monthly board meetings, Brevard County Continuum of Care Homeless Coalition, and Elevate Brevard Meeting.

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.

During the first public hearing, three (3) agencies spoke. The agencies were: Central Brevard Sharing Center, The Salvation Army North Central Brevard Corps; and Family Promise of Brevard. Each agency discussed the need for continued CDBG funding and the services their agency provides to the citizens of Cocoa.

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

There were no comments or views not accepted.

7. Summary

The City's involvement with multiple agencies and community groups serving the needs of the low- and moderate-income persons provides ample opportunity for the City to receive information about issues affecting the low-income community. This informal forum also allows for citizens to make their needs and concerns known as well. Coordination takes time and effort. The City will continue to work towards building capacity for better coordination and achieving solid results through partnership in the years ahead.

AP-10 Consultation – 91.100, 91.200(b), 91.215(1)

1. Introduction

Housing is a critical component to ending chronic homelessness. As of February 22, 2023, Cocoa Housing Authority began working with Brevard Homeless Coalition in placing homeless individuals into housing much faster than usual. The primary manner in which the City will eliminate chronic homelessness is through its continued collaborative association with the Brevard Homeless Coalition and its support of local community-based service providers. With Brevard Homeless Coalition and support of local community-based service providers, the City will aid individuals and families in receiving the necessary services to reduce and prevent the potential of becoming homeless. These services include mortgage, rent and utility payment assistance, transitional and emergency housing, community kitchens, domestic violence funding. The primary manner in which the City will aid persons in need of services will be through the 211 Brevard referral network, an online database of community service providers.

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(1)).

The City reviews proposed capital improvements, proposed development, demolition, or disposition of public housing developments and ensures the goals, objectives, and strategies of the Authority support the priority needs addressed in the City's consolidated Plan. Primary agencies located and/or serving persons within the City: **Brevard County Family & Children's Services**-Provides food, counseling and emergency financial assistance. **Central Brevard Sharing Center**-Provides food, clothing, emergency rent, and medical/financial assistance. **Housing for Homeless Program**-Provides currently 32 units in Cocoa for homeless & special needs, 77 County-wide. Twelve units provide permanent long-term affordable housing for persons with mental illness/other special needs; ten units provide transitional housing for homeless, special needs individuals/families with children. The remaining two units are used for special services such as counseling. Also, **Brevard Homeless Coalition**- Will be providing 90 units for low-to-moderate-income citizens, which 12 units of the 90 will be for individuals/families that are working needing shelter, that cannot afford high rent. Units will be complete by the end of May 2024. **Early Learning Coalition of Brevard County**-Assists working parents in finding/paying for child care services, offers parenting classes and support groups. **Crosswinds Youth Services**-Programs for children, young people and their families, Emergency Youth Crisis Shelter, Info & Referral Line; Community Counseling, Transitional Living Program; Foster Care, Intensive Delinquency Diversion Services, Juvenile Assessment Center, Project Safe Place, and CareerSource Brevard NextGen Services. **The Salvation Army**-Provides emergency food, clothing, counseling, financial assistance for rent, utilities & medical prescriptions. **The Salvation Army Domestic Violence Shelter**-Provides food, clothing, counseling, and housing for victims of domestic violence. **North Brevard Charities Sharing Center**-Provides food, clothing, counseling, financial assistance, emergency housing, transitional housing, and permanent rental housing. The agency has five transitional units within Cocoa. The City has several assisted housing providers funded by state and/or federal funds: Westminster Asbury South has 142 Section 8 project based rental units, Westminster North has

50 Section 8 project based rental units, Abilities at Crestview/College Pine/Windover has 51 Section 811 rental units for persons with disabilities. Arlington Apartments has 41 HUD Use Agreement rental units, Cocoa Lakes Apartments has 49 Section 8 Project based rental units, Clear Pond Estates has 72 Section 8 Project based rental units and 28 Low-income Housing Tax Credit rental units, Oak Meadows has 120 Low-income Housing Tax Credit rental units, and Clearlake Isles was completed in 2017 with 84 Low-income Housing Tax Credit over 55 rental units.

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

Homelessness is a prevailing situation that exists throughout Brevard County. The Housing for Homeless Agency provides supportive services, transitional housing and assistance with securing long-term permanent housing to homeless families and individuals. The City of Cocoa and Brevard County provide financial assistance to the Housing for Homeless. City staff participates in a continuum of care process which recently became a 501 (C)(3) as the Brevard Homeless Coalition. This process is supported by numerous homeless providers and municipalities throughout the County. City staff attends meetings held on a monthly basis. The City of Cocoa will continue to assist homeless services providers with seeking and securing needed financial assistance for the provision of services. Those at risk of becoming homeless include one-parent families, dysfunctional substance abusers, released prison inmates, battered spouses, persons in extended employment training programs, persons receiving emergency assistance, persons in self-sufficiency programs, and households with incomes at 0%-30% AMI, paying more than 30% of their income for housing or who are doubled-up with family or friends. According to the Brevard Homeless Coalition, the homeless population recorded count for Brevard County in 2018 & 2021 an unsheltered count was not performed. **Due to the COVID19 Pandemic, there was no physical Point in Time count. 2022 count was 916 and 2023 count were 1052 the highest homeless count since 2015.** These populations often require temporary and or transitional housing in conjunction with such diverse supportive services as childcare, social supports (e.g., self-help groups), health care, mental health care, substance abuse counseling and treatment, transportation, job training, and programs that address the social emotional and educational needs of children. Within Cocoa, there are a number of social service agencies and churches that provide homeless assistance programs include preventive services, short-term/housing and emergency food, clothing, and financial assistance. The following is a list of primary agencies local and serving the homeless within the City of Cocoa: **Brevard County Family & Children's Services**- Provides food, counseling, and emergency financial assistance that includes rental, utilities, medical, lodging, and transportation expenses. **Central Brevard Sharing Center**- Provides food, clothing, emergency rent, medical or financial assistance, cold weather shelter, and meals on a daily basis. **Housing for Homeless Program**- Provides 32 units in Cocoa for homeless and special needs, 77 countywide. Twelve units provide permanent long-term affordable housing for persons with mental illness and other special needs, ten units provide transitional housing for homeless, special needs individuals and families with children. The remaining two units are for the provision of special services such as counseling and miscellaneous support services.

The Salvation Army- Provides emergency food, clothing, counseling, and financial assistance for rent, utilities, and medical prescriptions. **The Salvation Army Domestic Violence Shelter-** Provides food, clothing, counseling, and housing for victims of domestic violence. **North Brevard Charities Sharing Center** – Provides food, clothing, counseling, financial assistance, emergency housing, transitional housing, and permanent rental housing.

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.

Brevard Homeless Coalition has set up policies and procedures for applying for and allocating ESG Grant funds. In recent years the local COC has implemented the Vulnerability Index Service Prioritization Decision Assistance Tool (VISDPAT). Utilizing HMIS, the Brevard Homeless Coalition and working Partners (to include 211) organizations can center an individual/family into HMIS and identify the level of vulnerability to the services needed. By determining the level of needs using the VISDPAT for individuals/families, the CHAT Team (a group of local social service partners) can then assign which organization would be better suited to providing those needs. The system works to reach out and assist those families requiring ESG services, to reduce the time the family would be at risk of homelessness.

Scheduled trainings for HMIS and VISDPAT intakes are available to local service providers by contacting the CHAT Team for more information.

2. Agencies, groups, organizations and others who participated in the process and consults.

1	Agency/Group/Organization	Central Brevard Sharing Center
	Agency/Group/Organization Type	Housing Services-Housing Neighborhood Organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs-Chronically homeless Homeless Needs-Families with children Homeless Needs-Veterans Homelessness Needs Unaccompanied Youth Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Organization participated in community meetings, housing needs assessment, and various homelessness needs. Organization assisted by having client's complete written surveys.
2	Agency/Group/Organization	Aging Matters in Brevard
	Agency/Group/Organization Type	Services -Elderly Persons Service-Fair Housing Grantee Department Neighborhood Organization

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs-Chronically homeless Homeless Needs-Families with children Homelessness Needs-Veterans Homelessness Needs-Unaccompanied Youth Non-Homeless Special Needs Market Analysis Economic Development Anti-poverty Strategy
	Briefly describe how the Agency/Group? Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Organization participated in community meeting, housing need assessment, and various homelessness needs. Organization assisted by having client's complete written surveys.
3	Agency/Group? Organization	North Brevard Charities
	Agency/Group/Organization Type	Housing Services – Housing Services – Children Services – Persons with Disabilities Services – Victims of Domestic Violence Services – Homeless Services - Victims
	What section of the Plan was addressed by Consultation?	Housing Needs Assessment Homeless Needs – Chronically homeless Homeless Needs – Families with children Homelessness Needs – Veterans Homeless Needs – Unaccompanied youth Homelessness Strategy

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultant's areas for improved coordination?	Organization participated in community meetings, housing need assessment, and various homelessness needs. Organization assisted by having client's complete written surveys.
4	Agency/Group/Organization	Emma Jewel Charter School
	Agency/Group/Organization Type	Services-Children Services-Education
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs – Families with children Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Organization participated in the Community meetings, housing needs assessment, homeless need – families with children and homeless special needs.
5	Agency/Group/Organization	Habitat for Humanity of Brevard County
	Agency/Group/Organization Type	Services – Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Organization participated in community meetings held by the Consortium and provided input on housing needs.
6	Agency/Group/Organization	Housing Authority of the City of Cocoa
	Agency/Group/Organization Type	PHA
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Organization participated in the Community meetings, housing needs assessment and public housing needs.

7	Agency/Group/Organization	Brevard County
	Agency/Group/Organization Type	Other government - County
	What section of the Plan was addressed by Consultation?	Economic Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Consulted EDC of Florida's Space Coast, Brevard County's Economic Development Office. The EDC provided Economic Development input.
8	Agency/Group/Organization	Brevard Homeless Coalition
	Agency/Group/Organization Type	Services – homeless
	What section of the Plan was addressed by Consultation?	Homeless Needs – Chronically homeless Homeless – Families with children Homelessness Needs – Veterans Homelessness Needs – Unaccompanied youth Homelessness Strategy Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Organization participated in community meetings held by the Consortium and provided input on homelessness needs.
9	Agency/Group/Organization	The Salvation Army, A Georgia Corporation
	Agency/Group/Organization Type	Serviced=s – Housing Services – Victims of Domestic Violence Services – Victims
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Organization participated community meetings held by the Consortium and provided input on housing and homelessness needs for victims of domestic violence.

10	Agency/Group/Organization	Community Housing Initiative, Inc.
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Organization participated in community meetings held by the Consortium and provided input on housing needs and the market analysis.
11	Agency/Group/Organization	Family Promise of Brevard
	Agency/Group/Organization Type	Housing Need Assessment Homeless Needs – Families with children Homelessness Needs – Veterans Homelessness Strategy LBGQT WITH CHILDREN
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Organization participated in community meetings, housing needs assessment, and various homelessness needs.

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

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

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Brevard Homeless Coalition	The Continuum of Care (CoC) conducts homeless counts, surveys of the homeless population, and strategic planning to end homelessness. Consistent with the goals of the CoC.
SHIP local Housing Assistance Plan	City of Cocoa	The Plan identifies housing strategies and allows the City to create partnerships that produce and preserve affordable homeownership and multifamily housing.
2022 Planning and Priorities Document	City of Cocoa	The Housing Element is the City's chief policy document for the development of affordable and market rate housing.
Housing Authority of the City of Cocoa	Housing Authority of the City of Cocoa	The Plan identifies how the PHA will carry out the public housing program of the agency in conformity with Title VI of the Civil Rights Act of 1964, The Fair Housing Act, Section 504 of the Rehabilitation Act of 1973, and Title II of the Americans with Disabilities Act of 1990, and will affirmatively further fair housing.

Table 3 – Other local/regional/federal planning efforts

Narrative

There were no agencies that were not consulted.

AP-12 Participation – 91.401, 91.105, 91.200(C)

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

The City's Community Services Department is an integral component in the coordination between the City, agencies, groups, organizations, non-profit human service providers and the community. Brevard County, as the lead agency of the HOME Consortium, along with the City consulted with the advisory groups, including CDBG Advisory Board, Affordable Housing Council, Cocoa West Neighborhood Meetings, Clearlake Neighborhood Meetings, the Dr. Joe Lee Smith Center Community Meetings, Innovative Housing Team, the Housing Authority of the City of Cocoa, The Housing Authority of Brevard County, Re-entry Task Force, now Operation Hope, Brevard Commission on Aging, and the Brevard Homeless Coalition. These advisory groups provided information on community needs and affordable housing needs and completed the "Needs Assessment" survey. These consultations, meetings, and surveys shaped the City's goals. The CDBG Citizen Participation Plan includes that all federal regulations regarding public comment periods and participation will be followed by the City of Cocoa. The City encourages the public to review documents concerning the CDBG Program and provide feedback when desired and needed. Representatives of participating cities of the Brevard County HOME Consortium, Brevard County, the Housing Authority of the City of Cocoa, and other stakeholders were notified of funding and emailed from a database of interested parties. Notification was also posted in the Florida Today, a local newspaper on April 19, 2024. Various community meetings and public hearings were held on March 26, 2024 and May 28, 2024 to gather input regarding the CDBG and potential projects. Project funding was approved by the Cocoa City Council on July 9, 2024. The FY 24-25 Annual Action Plan is being made available for public comment for 30 days. An announcement of the notice of a 30-day comment period is being published in the local newspaper, Florida Today and on the city website, www.cocoafl.org

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	<p>Minorities</p> <p>Non-English Speaking</p> <p>Specify other language: Spanish</p> <p>Non-targeted/broad community</p> <p>Residents of Public and Assisted Housing</p>	<p>Notice was posted on April 19, 2024 in Florida Today of first public hearing on May 28, 2024 to receive comments on the City's FY24/25 Action Plan</p>	<p>During the first public hearing three (3) agencies spoke. The agencies were: Central Brevard Sharing Center, The Salvation Army, and Family Promise of Brevard. Each agency discussed the need for continued CDBG funding and the services their agency provides to the citizens of Cocoa.</p>	<p>There were no comments not accepted</p>	

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)
2	Newspaper Ad	<p>Minorities</p> <p>Person with disabilities</p> <p>Non-targeted/broad community</p> <p>Residents of Public and Assisted Housing</p>	<p>Notice was posted on April 19, 2024 in Florida Today of final hearing on June 18, 2024 to receive comments on the City's FY24-25 Action Plan.</p>	There were no comments received	There were no comments not accepted	

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)
3	Public Meeting	<p>Minorities</p> <p>Non-English Speaking</p> <p>Specify other language: Spanish</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Residents of Public and Assisted Housing</p>	Staff attended the Cocoa Housing Authority Board meeting on May 13, 2024	No comments were received	There were no comments not accepted	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of contents received	Summary of comments not accepted and reasons	URL (If applicable)
4	Public Hearing	<p>Minorities</p> <p>Non-English Speaking Specify other language: Spanish</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Residents of Public and Assisted Housing</p>	<p>Notice was posted on April 19, 2024 in Florida Today of final public hearing on June 18, 2024 to receive comments on the City's FY24-25 Action Plan</p>	There were no comments received	There were no comments not accepted	

AP-15 Expected Resources – 91.420(b), 91.22(c)(1,2)**Introduction**

One year Action Plan released for public comment are based on the funding allocation announcement to the City of Cocoa for FY2024-2025 in the amount of \$128,609.00. The City of Cocoa will request citizen comment on this planned process for the allocation of federal funding for FY 2024. All CDBG funded activities are proportionally increased or decreased from the estimated funding levels to match actual allocation with the following exceptions: General Administration, Planning, and Fair Housing are capped at 20% of the CDBG allocation based on HUD limits size. Targeted Public Services allocation is capped at 15% of the CDBG allocation based on HUD.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Annual Allocation: \$	Program Income: \$	Prior Year Resources \$	Total: \$	Expected Amount Available Remainder of ConPlan \$	Narrative Description
CDBG	Public-Federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	128,609	24,721.80	0	153,330.80		Community Development Block Grant (CDBG) funds will be used for housing, Public improvements, public services, demolition, admin and planning. Previous program years resources is based on CAPER 2023 (PR26)

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 received by the City will be used along with State grants received to address housing, public service, and community development needs within the City. The City of Cocoa has minor funding available through the State Housing Initiative Partnership (SHIP) for SFY22-23 \$188,916, and SFY 23-24 \$288,460, and an estimated \$100,00.00 for SFY 24-25. SHIP funds also provide a match requirement for HOME funds. Twenty percent (20%) of SHIP funds will be used to assist special needs households. In addition, all Federal, State, and local public and private sector resources that are reasonably expected to be available will be used to address identified needs. Agencies that are funded with CDBG funds will be strongly encouraged to seek additional resources to serve low income residents of Cocoa. The Section 108 Loan, \$894,000.00 was approved by HUD. The City allocated FY2018-2018 funds in the amount of \$190,000.00 towards Park improvements at the Dr. Joe Lee Smith Center. The funds paid a portion of the \$4,525,000 to construct a new 16,000 square foot community center, dedicated to serving the needs of lower income residents of the City through recreational activities, multi-programming services and health care program. The Dr. Joe Lee Smith Center is located in Census Tract 626, which is 25% below poverty line. Principal payments for the Section 108 began on March of 2021 with CDBG funding and continues annually until paid off. All Public Services continue to serve and provide services through food, rent, and mortgages.

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

The City of Cocoa currently owns a 22 lot (Michael C Blake) subdivision and approximately 13 infill lots. The City owns the following vacant lots:

629 S Georgia Avenue, 1110 Grove Avenue, 1970 Furman Court, 1059 Olive Street, 1050 Bellefonte Avenue, 712 Stone Street, 1101 Avon Place, 514 S. Wilson Avenue, 801 Eden Street, 805 Temple Street, 804 Barbara Jenkins Avenue, 619 Stone Street, And 320 Loquat Avenue.

The City may develop these lots for the owner-occupied housing in whole or in part with SHIP funds.

The City of Cocoa published resolution 2024-021 in accordance with Florida Statue 166-0451.

Discussion

The City of Cocoa will use all available funds and seek additional resources to address the needs identified in the plan.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives – 913420, 91.220(c)(3)&(e)

Goals Summary Information

Set Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Fair Housing Compliance, Testing and Outreach	2022	2027	Affordable Housing	Citywide	Neighborhood Services	CDBG: \$1,000	Other 18000 Other
2	Housing Rehabilitation	2022	2027	Affordable Housing	Citywide	Affordable Housing	CDBG: \$0.00	Homeowner Housing Rehabilitated: 0 Household Housing Unit
3	Spot Demolition/Clearance	2022	2027	Spot Slum/Blight removal	CENSUS TRACT 626 Census Tract 623	Neighborhood Services	CDBG: \$0	Buildings Demolished: 0 Buildings
4	Public Services	2022	2027	Non-Housing Community Development	Citywide	Public Services	CDBG: \$24,721.80	Public Service activities other than Low/Moderate Income Housing Benefit: 1210 Persons Assisted
5	Repayment of Section 108 Loan Guarantee	2022	2027	Non-Housing Community Development	CENSUS TRACT 26	Public Facilities Improvements	CDBG: \$0.00	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 1300 Persons Assisted

7	Planning and Administration	2022	2027	Non-Housing Community Development Administration	Citywide	Affordable Housing Homebuyer Program Public Facilities Improvements Neighborhood Services	CDBG: \$6535.60	Other: 1 Other
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Goal Descriptions

1	Goal Name	Fair Housing Compliance, Testing and Outreach
	Goal Description	Consistently checking for updates to stay within compliance
2	Goal Name	Housing Rehabilitation
	Goal Description	
3	Goal Name	Spot Demolition/Clearance
	Goal Description	
4	Goal Name	Public Services
	Goal Description	
5	Goal Name	Repayment of section 108 Loan Guarantee
	Goal Description	Continue to pay until complete
6	Goal Name	Planning and Administration
	Goal Description	

AP-35 Projects – 91.420, 91.220(d)

Introduction

Each Year the City of Cocoa undertakes a process which include public input and citizen participation to develop a one year Action Plan that describes actions, projects and programs that will take place during the upcoming year to address the priority needs and specific objectives identified in the strategic plan section of the five year Consolidated Plan. CDBG funding will be used for administrative and general oversight of the CDBG Program; fair housing training, outreach and testing; repayment of a Section 108 Loan Guarantee; and public service programs providing meals for the elderly, meals for those at homelessness or at risk of homelessness, domestic violence prevention, and case management to at risk of homelessness individuals/families, housing rehabilitation and demolition with program income received throughout the year, as allowed. HOME Program funding will be used for administration and general oversight of the HOME program and development of affordable homeownership opportunities in partnership with local developers, Community Housing Development Organizations, and the Consortium.

Table 7 – Project Information

#	Project Name

Table 1 – Project Information

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

Funding priorities annually is determined primarily by the results (identification of needs and priorities) of the annual citizen participation process, and through committee evaluation of competitive grant applications submitted by eligible sub-recipients and third-party developers. Approximately 80% of available project funds are awarded through formal RFP process. The basis for determining these awards includes basic project eligibility, applicant capacity, and proposed benefit for the low and moderate income community, and leveraging of other funding resources. City initiated activities including planning and program administration fair housing testing, outreach and training, public facilities and improvements and repayment of a Section 108 Guarantee typically account for the remaining 85% of projects.

City initiated activities are also targeted at community needs identified during the annual citizen participation process and Council support of priorities identified in the City's Comprehensive and Capital Improvement Plan processes. Public service projects selected for funding will provide a direct benefit to

low to moderate income clientele City-wide. These benefits are targeted to all persons whose household income falls below 80% of the median income and whose residence lies within the city limits, and the

DRAFT

region's homeless population.

AP-38 Project Summary

Project Summary Information

Project Name	Target Area	Goals Supported	Needs Addressed	Funding	Descr

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

The City of Cocoa is a total area of 15.4 square miles and a population of 19,653 according to BEBR 2021. Within the City, there are two (2) established Community Redevelopment Areas (CRA), the Cocoa (Downtown) CRA and the **Diamond Square CRA Census Tract 626, with Block Group 1 & 2, low target area**. Created in 1981, Cocoa CRA encompasses Census Tract 627, currently known as 715 Block Group 2, and is the most established of the two. The area more commonly known as "Historic Cocoa Village" has experienced a boom in development especially along the banks of the Indian River. However, the area west of Florida Avenue is known as the Heart of Cocoa and is a Federal Consent Decree. Unfortunately, the 2000 Census combined all of CT627 into one block group, thereby reducing the impact of low/moderate income people residing in the Heart of Cocoa. The 2010 Census combined CT627 with CT622, and is now CT 715.

The Diamond Square CRA is located within CT626, and is even more depressed with 25% of its residents being below poverty. The population, according to the 2020 Census, is estimated to be at 3,190, resulting in an increase of 3% since 2010. As of 2021 ACS estimate population, 23% are White, 50% are Black or African American, 13% are Hispanic or Latino and Other is 14%. These areas are also a designated Florida Brownfields Area. The area encompasses all of Diamond Square CRA, and the Heart of Cocoa area. These areas are the focus for the majority of CDBG and HOME funded programs. However, funds are not restricted to only these areas, but are available throughout the City for activities that qualify for assistance under HUD guidelines. In fact, the 2020 Census indicates that 13% percent of the citizens of Cocoa are living below the poverty line. The highest concentration of low/moderate income persons are found in the CT626, known as the Diamond Square RDA, according to the 2022 ACS, 13% of the residents in the area are low/moderate. According to the 2022 American Community Survey (ACS) 5-Year Estimates the median household income for the City is \$45,011. The median household income for Census Tract 626 is \$38,542. See map of Redevelopment Areas in Appendix.

Geographic Distribution

Target Area	Percentage of Funds
CENSUS TRACT 626	70
Census Tract 623	25
City wide	3

Table 2 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

The basis for allocating investments within the low-income census tracts was completed through the citizen participation process, which identified the needs within the City. The City is not only attempting to meet the needs of the community but also affirmatively further fair housing. It is essential to engage

in not only community building activities and fund needed improvements in low and moderate income areas but also to provide opportunities for residents to live in non-impacted areas.

See map of 2020 Census Tracts and Blocks in appendix.

Discussion

The City has sought to invest in programs that reduce or eliminate slum and blight and promote ownership so as to diffuse the threat of creating concentrations of poverty. Through the City's homebuyer program and housing repair programs the City seeks to encourage the development of affordable housing. At the same time, households with limited incomes often prefer to reside in locations that have access to community services such as public transportation, anti-poverty programs communities that have the strength of ethnic diversity and communities that provide faith-based and family-based supports.

The City of Cocoa does not have an Neighborhood Revitalization Strategy Area (NRSA).

AP-75 Barriers to affordable housing -91.420, 91.220(j)

Introduction

The City of Cocoa, in collaboration with the Brevard County HOME Consortium, has developed the following actions which address obstacles to meeting underserved needs, fostering affordable housing, reducing lead-based paint hazards, reducing the number of poverty level families, developing institutional structures, and enhancing coordination between public and private housing and social service agencies.

The major obstacle to meeting all underserved needs remains the lack of financial resources as identified in the five (5) year Consolidated Plan and Annual Action Plan. To overcome this obstacle, the City of Cocoa will continue to seek other sources of funding and develop viable partnerships with other service providers to enhance the availability for underserved populations such as seniors, homebound frail elderly, the physically and developmentally disabled, victims of domestic violence, and infants and youth within the City.

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

In order to continue and encourage the creation of new affordable housing within the City of Cocoa and to preserve and augment the residential character of the RU-2-10 Single Family and Multi-Family Dwelling District within the Community Redevelopment Area (CRA) of the City, the City created a Housing Bonus Program to provide a transferable floor area bonus for the development of new affordable housing within the CRA. For each newly constructed unit of qualifying affordable housing as defined in subsection (C) of the Housing Bonus section of the Cocoa Code, a developer is entitled to an increase of floor area for new construction within the Central Business District.

The City adopted a SHIP Local Housing Assistance Plan that put into place expedited permitting policies and procedures to ensure that affordable housing projects receive priority processing. On February 14, 2006, City Council adopted Resolution No. 2006-20 waiving building permit and inspection fees for City projects or projects completed on City property.

Requests for a reduction of parking and/or setback requirements for affordable housing will be reviewed by the city staff and the appropriate board (Planning & Zoning, Board of Adjustment) and/or City Council. Any reductions will be allowed on a case by case basis if appropriate through development agreements. Development agreements must be approved by City Council. Since 2007, the City has

entered into three (3)

Discussion

These endeavors will increase the availability of housing within the City, and will move the City closer to its goal of developing viable relationships with non-profit housing development organizations and developers for the development of decent, affordable, and accessible housing throughout the City.

The City of Cocoa's Housing Staff partners with the private sector partners known as the Innovative Housing Group made up of locally invested partners from attorneys to the banking industry, to a CHDO partner, local builders, and involved citizens/ organizations wanting to develop solutions to affordable housing. In conjunction, staff also attends meetings with the Cocoa Housing Authority. Staff continually communicates with Community Housing Initiative (CHI) to discuss opportunities in Homeownership. We discuss patterns in the local housing market, and stock to adjust agreements in serving citizens better. Through our SHIP allocation, the City of Cocoa is not required to form an AHAC. However, because of the Innovative Housing Group, the Cocoa Housing Authority Board meetings, the Diamond Square CRA Committee meetings, and our Public Services with Subrecipients, conversations to solutions on affordable housing identifies barriers to formulate plans.

AP-85 Other Actions - 91.420, 91.220(k)

Introduction

The City of Cocoa, in collaboration with the Brevard County HOME Consortium has developed the following actions which addresses obstacles to meeting underserved needs, fostering affordable housing, reducing lead-based paint hazards, reducing the number of poverty level families, developing institutional structures, and enhancing coordination between public and private housing and social service agencies.

Actions planned to address obstacles to meeting underserved needs

The major obstacle to meeting all underserved needs remains the lack of financial resources as identified in the five (5) year Consolidated Plan and annual Action Plan. To overcome this obstacle, the City of Cocoa will continue to seek other sources of funding and develop viable partnerships with other service providers enhance the availability of underserved populations such as, seniors, homebound frail elderly, the physically and developmentally disabled, victims of domestic violence, and infants and youth within the City.

Actions planned to foster and maintain affordable housing

Most of the City's HOME and CDBG funding is used to support programs that support decent and affordable housing opportunities for low/moderate income individuals. In FY 2008-2009 the City partnered with North Brevard Sharing Center (NBSC) for a Transitional Housing Program. Through this program five (5) homes were purchased, rehabilitated, and made available to low/mod income families facing hardship and homeless. The program provides affordable rent for up to 24 months, giving families the opportunity to build their finances and find a permanent home.

The City has partnered with Space Coast Habitat, recognized as the first Female Veteran's Village, for United States Female Veterans wanting to be First Time Homebuyers, in the Nation. For fiscal year 2022-2023 the project is scheduled to complete with 3 more homes in construction, for a total of 6 completed homes. The City has worked to allocate HOME funding dollars for First Time Homebuyers with a Purchase Assistance Program.

To continue fostering and maintaining affordable housing, the City has allocated prior year CDBG funds for the Housing Rehab Program.

In order to continue encouraging the creation of new affordable housing within the City of Cocoa and to preserve and augment the residential character of the RU-2-10 Single Family and Multi-Family Dwelling District within the Community Redevelopment Area (CRA) of the City, the City created a Housing Bonus Program to provide a transferable floor area bonus for the development of new affordable housing within the CRA. For each newly constructed unit of qualifying affordable housing as defined in subsection (C) of the Housing Bonus section of the Cocoa Code, a developer is entitled to an increase of

floor area for new construction within the Central Business District.

And finally, in July 1994, the City adopted a SHIP Local Housing Assistance Plan that put into place expedited permitting policies and procedures to ensure that affordable housing projects receive priority processing. On February 14, 2006, City Council adopted Resolution No. 2006-20 waiving building permits and inspection fees for City projects or projects completed on City property.

Requests for a reduction of parking and/or setback requirements for affordable housing will be reviewed by the city staff and the appropriate board (Planning & Zoning, Board of Adjustment) and/or City Council. Any reductions will be allowed on a case by case basis if appropriate through development agreements. Development agreements must be approved by City Council.

These endeavors will increase the availability of housing within the City, and will move the City closer to its goal of developing viable relationships with non-profit housing development organizations and developers for the development of decent, affordable and accessible housing throughout the City.

Actions planned to reduce lead-based paint hazards

The City will take the following actions to reduce lead-based paint hazards:

- Continue to implement the Lead Safe Housing Rule and will ensure that all homes built prior to 1978 are inspected by qualified hazard evaluation professional and all mediation is performed by certified lead hazard contractors.
- Ensure that contractors who perform renovation, repairs, and painting jobs in pre-1978 housing and child-occupied facilities, before beginning work, provide owners, tenants, and child-care facilities with a copy of EPA's lead hazard information pamphlet Renovate Right: Important Lead Hazard Information for Families, Child Care Providers, and Schools and document compliance with this requirement; EPA's pre-renovation disclosure form.
- Ensure that lead hazard reduction be performed according to 24 CFR 35.930 on units testing positive and ongoing maintenance, monitoring and cleaning be ongoing for properties that maintain a relationship with the County/cities.
- Ensure that contractors follow three simple procedures:

1. Contain the work area. The area should be contained so that dust and debris do not escape from that area. Warning signs should be put up and heavy-duty plastic and tape should be used as appropriate: Cover the floors and any furniture that cannot be moved. Seal off doors and heating and cooling system vents. These will help prevent dust or debris from getting outside the work area. 2. Minimize dust. There is no way to eliminate dust, but some methods make less dust than others. For example, using water to mist areas before sanding or scraping; scoring paint before separating components; and prying and pulling apart components instead of breaking them are techniques that generate less dust than alternatives. 3. Clean up thoroughly. The work area should be cleaned up daily to keep it as clean as possible. When all the work is done, the area should be cleaned up using special

cleaning methods before taking down any plastic that isolates the work area from the rest of the home. The special cleaning methods should include using a HEPA vacuum to clean up dust and debris on all surfaces, followed by Wet-mopping with plenty of rinse water. The City will also integrate into its housing policies and programs the Final EPA Renovation & Remodeling Rule implemented on April 22, 2010. The Final Rule will ensure that persons performing renovations and dust sampling are properly trained; renovators, dust sampling technicians and firms performing these renovations are certified; lead-safe work practices are followed during renovations; providers of renovation and dust sampling technician training are accredited; and owners and occupants of target housing and child-occupied facilities receive information on lead-based paint hazards before renovations begin. The purpose of integrating the Final Rule into policies and procedures is to reduce potential exposure to dangerous levels of lead resulting from disturbing lead-based paint in older housing.

Actions planned to reduce the number of poverty-level families

The anti-poverty strategy is the unifying thread that ties the housing, homeless, public housing and non-housing community development strategies together as one comprehensive plan for reducing the number of poverty-families. The strategic plan, goals and objectives noted throughout this document promote self-sufficiency and empowerment.

The City of Cocoa will coordinate efforts among its many partner organizations to ensure that the goals outline in the Consolidated Plan are met within the one year Action Plan. These partners include the Housing Authority of the City of Cocoa, neighborhood residents, representatives of health and human service agencies, businesses, faith based organizations, non-profit and for-profit developers, and local lenders.

The key goals of the City's anti-poverty strategy and five year Consolidated Plan are as follows: provision of adequate and affordable housing; neighborhood stabilization; elimination of substandard housing; and the availability of special needs housing.

The following are CDBG public service agencies and percentage of area to be served in FY 2022-2023: Community Services Council (Meals on Wheels and Congregate dining) - 95% of \$6673.30 will be expended in target areas; Central Brevard Sharing Center (Nutritional meals at center) - 100% of \$6548.72 will be expended in target areas; Salvation Army (Shelter and meals provided to victims of domestic violence) - 100% of \$6000.00 will be expended in target areas.

Cocoa is a city of approximately 19,896 persons (2023 BEBR) with a disproportionate share of public housing units.

The Housing Authority of the City of Cocoa (HACoC) was established in 1953 with the construction of Barlow Homes and the Peter Young Complex. In 1961-65, three (3) additional projects were added:

Peachtree Manor, Brockington Home, and the Pineda Homes/Moore Homes Complex. The area is one of

two primary traditional African American settlement sites dating back to the early 1900's, and at one time was blessed with a thriving neighborhood-serving commercial corridor, Stone Street. In 1997, the area was designated a Community Redevelopment Area, called Diamond Square CRA; and in 2003, was designated as a Florida Enterprise Zone (EZ 0501).

Actions planned to develop institutional structure

The City of Cocoa will continue to seek and provide training for staff that promotes efficiency and effectiveness in the administration of the CDBG and HOME Programs. Training shall include venues offered by HUD, the Florida Community Development Association, fair housing organizations, and the Florida Housing Coalition, etc. In addition, the City will continue to build relationships with non-profit and for-profit housing providers and developers to support and enhance its housing development strategy. Finally, the City will continue to work collaboratively with municipalities, non-profit and private entities throughout the State to develop and strengthen its capacity to carry out programs within the City.

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

Brevard County HOME Consortium members include Brevard County, the cities of Cocoa, Titusville, Melbourne & Palm Bay. To facilitate communication with other local housing nonprofit organizations, members of the Consortium convene monthly to share federal & state housing program updates, to engage in discussions of local housing programs and initiatives. Cocoa has a number of social service agencies and churches providing homeless assistance programs to include preventive services, short and long-term housing, emergency food, clothing and financial assistance. The following list of primary agencies are supported by the City of Cocoa & the Brevard Homeless Coalition (BHC) which provide services to the homeless population: **Brevard County Family & Children Services - Central Brevard Sharing Center –Housing for the Homeless of Brevard County - WIN (When-In-Need) Program - Early Learning Coalition of Brevard - Crosswinds Youth Services - The Salvation Army - The Salvation Army Domestic Violence Shelter - Catholic Charities of Central Florida** -The City will continue to partner and support the listed agencies to address the specific objectives of the Strategic Plan which are: help low income families avoid homelessness; establish facilities for substance abusers, mentally ill, and dually diagnosed; and support case management services for ex-offenders; support activities to fill gaps in Brevard County's Continuum of Care; respond to urgent community needs; and increase permanent supportive housing & transitional beds for persons with special needs to include housing for unaccompanied homeless youth. The Florida Legislature has awarded \$500,000 to **My Community Cares, Inc. for The REENTRY Center of Brevard**, which is located in Cocoa, Census tract 626. The reentry needs of Brevard County which ranks eleventh in the state with men and women returning from prison to the community. **The Reentry Center of Brevard** is the culmination of years of perseverance and dedication put forth by My Community Cares, the Reentry Task Force of Brevard and the Brevard Homeless Coalition. Case management was provided to approximately 145 clients. There has been an increase in the need of transitional housing since clients do not qualify for most housing

programs. The Reentry Center of Brevard has paid for clients' transitional housing over the last year. Additionally, an increase of food insecurity with clients has been recorded and the program has provided free food. Lastly, there has been an increase of mental health service needs and The Reentry Center of Brevard has paid for mental health treatment.

Discussion

The City of Cocoa will use its limited financial resources to address the needs identified in this plan. See attached budget sheet for FY2022-2023.

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Program Specific Requirements

AP-90 Program Specific Requirements - 91.420, 91.220(l)(1,2,4)

Introduction

The City of Cocoa receives an annual allocation of CDBG funds as an entitlement city. HOME funds are received as part of the Brevard County HOME Consortium. The questions below have been completed as they are applicable.

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(l)(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 |
| Total Program Income: | 0 |

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. | 70.00% |

Discussion

At this time, the City of Cocoa does not anticipate receiving Program Income, surplus funds from urban renewal settlements, grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan, or income from float-funded activities during FY2022-2023. The City of Cocoa received a Section 108 Loan in the amount of \$894,000. Repayments for the Section 108 Loan began in March, 2021 in the amount of \$150,000. The City will track revenues received from the project. However, it is not anticipated that the amount of revenue received will exceed \$15,000.

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