



ANNUAL ACTION PLAN 2020-2021 AMENDMENT

**Prepared by:
Guardian CRM Inc**



I. EXECUTIVE SUMMARY

The City of Sebastian Community Development Department is pleased to present an amendment to the Annual Action Plan for 2020. This plan addresses programs for the Community Development Block Grant (CDBG) funding provided by the U.S. Department of Housing and Urban Development and identifies the first programmatic year specific objectives and outcomes, including supplemental funding under the CARES Act CDBG funding. This amendment adds CDBG COVID (CV) funding from the CARES/HEROES Acts to the Annual Action plan for use in preparing for, preventing, or responding to the COVID 19 outbreak. Overview, Congress provided \$5 billion in the CARES Act for the Community Development Block Grant (CDBG) program to states, metropolitan cities, urban counties, and insular areas. At least 70 percent of every grant must be expended for activities that benefit low- and moderate-income persons by providing housing, a permanent job, a public service, or access to new or significantly improved infrastructure. The remaining 30 percent may be used to eliminate slum or blighted conditions, or to address an urgent need for which the grantee certifies it has no other funding.

Eligible activities include:

- Public service activities
- Housing-related activities
- Public improvements and facilities
- Activities to acquire real property.
- Economic development activities
- General administrative and planning activities

Activities must benefit residents within the jurisdiction of the grantee or as permitted by the CARES Act. Activities must not duplicate benefits from other sources of funding, such as FEMA, or regular CDBG.

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 stakeholder agencies and a public hearing. The meeting was properly noticed for 14 days and was open to the public for comment on the needs of low- to moderate-income persons in the City. A waiver was used to allow for a 5-day comment period instead of 30 for implementation of CDBG CV 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 FY2020 of \$127,095 plus \$166,378 of special allocations of CDBG COVID funding

Table 1: Funding Sources

Funding Source	Amount
Community Development Block Grant	\$293,473

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

IV. ANNUAL OBJECTIVES

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

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

<input checked="" type="checkbox"/>	Objective Category Decent Housing	<input checked="" type="checkbox"/>	Objective Category: Suitable Living Environment	<input type="checkbox"/>	Objective Category: Expanded Economic Opportunities
	Which includes:		Which includes:		Which includes:
<input type="checkbox"/>	assisting homeless persons obtain affordable housing	<input checked="" type="checkbox"/>	improving the safety and livability of neighborhoods	<input type="checkbox"/>	job creation and retention
<input type="checkbox"/>	assisting persons at risk of becoming homeless	<input checked="" type="checkbox"/>	eliminating blighting influences and the deterioration of property and facilities	<input type="checkbox"/>	establishment, stabilization, and expansion of small business (including micro-businesses)
<input checked="" type="checkbox"/>	retaining the affordable housing stock	<input checked="" type="checkbox"/>	increasing the access to quality public and private facilities	<input type="checkbox"/>	the provision of public services concerned with employment

<input type="checkbox"/>	increasing the availability of affordable permanent housing in standard condition to low-income and moderate-income families, particularly to members of disadvantaged minorities without discrimination based on race, color, religion, sex, national origin, familial status, or disability	<input type="checkbox"/>	reducing the isolation of income groups within areas through spatial deconcentration of housing opportunities for lower income persons and the revitalization of deteriorating neighborhoods	<input type="checkbox"/>	the provision of jobs to low-income persons living in areas affected by those programs and activities under programs covered by the plan
<input type="checkbox"/>	increasing the supply of supportive housing which includes structural features and services to enable persons with special needs (including persons with HIV/ADOS) to live in dignity and independence	<input type="checkbox"/>	restoring and preserving properties of special historic, architectural, or aesthetic value	<input type="checkbox"/>	availability of mortgage financing for low-income persons at reasonable rates using non-discriminatory lending practices
<input type="checkbox"/>	providing affordable housing that is accessible to job opportunities	<input type="checkbox"/>	conserving energy resources and use of renewable energy sources	<input type="checkbox"/>	access to capital and credit for development activities that promote the long-term economic social viability of the community

Table 2: 2020 CDBG Activities

Activity	Amount
Sidewalk Repair/Replacement ADA CRA (CDBG/CDBG-CV)	\$94,479.87
Home Repair Program for Veterans, Elderly and Disabled (CDBG)	\$51,676.00
Public Parks and Recreation (CDBG-CV)	\$88,622.53
Administration (CDBG/CDBG-CV)	\$58,694.60
TOTAL	\$293,473.00

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

V. DESCRIPTION OF ACTIVITIES

PROJECT 1 – PUBLIC FACILITIES, SLUM AND BLIGHT ELIMINATION

Sidewalk Repair/Replacement (North Central Avenue)

1. Description: Engineering design and construction of an ADA sidewalk from the community center to US Hwy 1. This is a heavily used path where the sidewalk is deteriorating and does not meet ADA. The

project proposed to replace the blighted, crumbling downtown sidewalk with a wider new sidewalk and make a continuous path from the community center to US Hwy 1. The benefit from the work is removal of slum and blight. 30% of CV funds may be used for slum and blight. The wider, continuous sidewalk will allow for greater social distancing to pedestrian and other sidewalk users, thus preventing the spread of COVID.

2. National Objective: Slum and Blight Area Completion Date: September 30, 2030
3. Outcome Indicator: Replace blighted sidewalk with new ADA sidewalk within Sebastian’s Community Redevelopment Area (CRA)
4. Outcome Statement: Eliminating blighting influences and the deterioration of property and facilities. Benefit to LMI Census Areas. Provide for wider ADA sidewalks in a main traffic area between the community center and US Hwy 1 and provide for greater social distancing.

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

City Wide application for LMI Veterans, Elderly and the Disabled

1. Description: Provision of home rehabilitation work targeted for veterans. Home repairs may include rehabilitation to make the improvements for someone with disabilities.
2. Completion date: September 30, 2023
3. Service Area: City-wide
4. Outcome Indicator: Rehab Two LMI Households for Code, Safety and ADA needs
5. Outcome Statement: No major findings, and timely expenditure of funds. Benefit to two LMI households.

PROJECT 3 – PUBLIC FACILITIES, LMI AREA (CENSUS TRACTS OF 51% LMI)

Parks and Recreation (LMI Census Area)

Description: Engineering design and construction of Park improvements. New Park facilities will allow for greater outdoor recreation with better circulation of air and separation distance. According to the CDC outdoor recreation is preferable to indoor recreation for covid prevention. “If you want to spend time with people who do not live with you, outdoors is the safer choice! You are less likely to be exposed to COVID-19 during outdoor activities, even without the use of masks.” CDC Website. **CDC has recognized that most activities should be transitioned to the outdoors since transmission of the virus is substantially less than 1% in most studies. Being outdoors is essentially the best ventilation as particles have the space to infinitely dilute, disperse, and essentially disappear.**

1. National Objective: LMI Area
2. Completion Date: September 30, 2023
3. Outcome Indicator: Improvements to Parks and Recreation facilities that prevent the spread of COVID.
4. Outcome Statement: Physical Park improvements. Benefit to LMI Census Areas. Prevention of covid spreading by providing for more outdoor recreational facilities in LMI areas.

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 many households are very-low, low- or moderate- income households.

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

- Block Group 3 of Census Tract 508.08 (55.92% LMI)
- Block Group 2 of Census Tract 508.06 (54.75% LMI)
- Block Group 1 of Census Tract 508.08 (60.26% LMI)
- Block Group 1 of Census Tract 508.06 (54.22% LMI)

- Block Group 2 of Census Tract 508.05 (50.51% LMI)

Refer to the Consolidated Plan Chapter 1 for census tract maps.

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

VII. ANNUAL AFFORDABLE HOUSING GOALS

For the first year, the City has not established any goals relative to housing. Rather the City seeks to support the County’s use SHIP and other state funded programs developed through Housing Trust Funds for the provision of affordable housing.

VIII. PUBLIC HOUSING

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

IX. HOMELESS AND SPECIAL NEEDS

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

X. BARRIERS TO AFFORDABLE HOUSING

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

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

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

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

XI. OTHER ACTIONS

Antipoverty strategy

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

Lead Based Paint

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

XII. CDBG PROGRAM SPECIFIC REQUIREMENTS

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

Surplus funds are not applicable in this annual action plan.

There are no CDBG grant funds unexpended from a prior year.

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.