# TABLE OF CONTENTS

<table>
<thead>
<tr>
<th>Section</th>
<th>Page</th>
</tr>
</thead>
<tbody>
<tr>
<td>TABLE OF CONTENTS</td>
<td>1</td>
</tr>
<tr>
<td>EXECUTIVE SUMMARY</td>
<td>2</td>
</tr>
<tr>
<td>CHAPTER 1: INTRODUCTION TO THE CONSOLIDATED PLAN</td>
<td>2</td>
</tr>
<tr>
<td>Identification of Lead Agency</td>
<td></td>
</tr>
<tr>
<td>Low to Moderate Income Areas</td>
<td></td>
</tr>
<tr>
<td>Consultation</td>
<td></td>
</tr>
<tr>
<td>Citizen Participation</td>
<td></td>
</tr>
<tr>
<td>Monitoring/Performance Measurements</td>
<td></td>
</tr>
<tr>
<td>Underserved Needs</td>
<td></td>
</tr>
<tr>
<td>Priority Needs</td>
<td></td>
</tr>
<tr>
<td>Lead Based Paint Abatement</td>
<td></td>
</tr>
<tr>
<td>CHAPTER 2: HOUSING</td>
<td>11</td>
</tr>
<tr>
<td>General Population Characteristics</td>
<td></td>
</tr>
<tr>
<td>Housing Characteristics</td>
<td></td>
</tr>
<tr>
<td>Priority Needs (CHAS data)</td>
<td></td>
</tr>
<tr>
<td>Housing Needs Overview</td>
<td></td>
</tr>
<tr>
<td>Specific Housing Objectives</td>
<td></td>
</tr>
<tr>
<td>Needs of Public Housing</td>
<td></td>
</tr>
<tr>
<td>Public Housing Strategy</td>
<td></td>
</tr>
<tr>
<td>Barriers to Affordable Housing</td>
<td></td>
</tr>
<tr>
<td>Homeless Needs/Continuum of Care</td>
<td></td>
</tr>
<tr>
<td>CHAPTER 3: COMMUNITY DEVELOPMENT</td>
<td>16</td>
</tr>
<tr>
<td>Non-housing related community needs</td>
<td></td>
</tr>
<tr>
<td>Antipoverty Strategy</td>
<td></td>
</tr>
<tr>
<td>Low Income Housing Tax Credit</td>
<td></td>
</tr>
<tr>
<td>APPENDICES</td>
<td>19</td>
</tr>
<tr>
<td>CHAS Tables</td>
<td></td>
</tr>
<tr>
<td>Section 3 Plan</td>
<td></td>
</tr>
<tr>
<td>Certifications</td>
<td></td>
</tr>
</tbody>
</table>
EXECUTIVE SUMMARY

The City of Sebastian Community Development Department is pleased to present the Five Year Consolidated Plan for 2019-2024. This plan is the blueprint for addressing the City’s community development and housing needs. This plan addresses programs for the Community Development Block Grant (CDBG) funding provided by the U.S. Department of Housing and Urban Development.

The City is slated to receive an allocation for the CDBG program; the allocation for FY2019 is $123,674.00. The City of Sebastian has also included information that was historically the foundation of the Comprehensive Housing Assessment Plan (CHAS), the data on cost of housing as it related to median income. This information still provides a look into the housing needs of the community.

This plan was created through consultation with various agencies and public input was gathered at a City Council meeting. This document examines data that describes the low- and moderate-income population in Sebastian and their housing needs. Including information on homeless population, those at-risk for homelessness and special needs populations like the elderly or disabled. The third section describes “non housing” community development priority needs and targeted programs. These include development or renovation of community parks, community centers and recreational programming, infrastructure improvements, economic development Code Enforcement, holistic anti-poverty strategies and public services.

The Appendix contains tables outlining the five-year plan for addressing community needs while reporting actual progress on an annual basis. The new tables provide the ability to compare actual annual results with the five-year goals. Additionally, in the Appendix, is the Section 3 plan for increasing opportunities for low income residents and regulatory Certifications.

This document forms the foundation for the next five year’s entitlement community activities. It is complemented by an annual action plan that outlines specific projects and funding for the fiscal year and an annual report that documents the progress made each year.

The Consolidated Plan is an integral part of the mission of the City.

I. INTRODUCTION TO THE STRATEGIC PLAN

The Consolidated Plan is a requirement of any entitlement City receiving funding from the U.S. Department of Housing and Urban Development (HUD). The City of Sebastian’s Consolidated Plan is a document designed to guide the City’s community development programs that benefit low- and moderate-income persons. HUD envisions the Consolidated Plan to function as:

1) document for the community needs for the City of Sebastian, which builds on a participatory process that includes government, residents, businesses and not-for-profit agencies;

2) an application for federal funds that utilize HUD’s formula grant programs;

3) a strategy to be followed in carrying out HUD programs;

4) an action plan that provides a basis for assessing performance.

This document will outline the City’s analysis and strategies for housing and non-housing related community needs (i.e. public services, public facilities, and economic development).

This is the City’s second time participating in the Community Development Block Grant (CDBG) program directly with HUD, and the Consolidated Plan for the next five years 2019-2024). The Consolidated Plan furthers the statutory goals through a collaborative process whereby the City of Sebastian establishes a unified vision for
community development activities. This vision evolves into the five-year plan that offers local jurisdictions the opportunity to shape programs into effective, coordinated neighborhood and community development strategies that create a specific course of action for local revitalization. The Consolidated Plan also contains the means to analyze the City in its local context and the linkages to a larger region. It creates the opportunities for citizen participation throughout the process. The Plan builds on local assets and coordinates a community’s economic, physical, environmental and human needs into a comprehensive document. The Plan also links with the Community Redevelopment Area (CRA) plan for Sebastian and the applicable sections of the City’s Comprehensive Plan.

This plan includes information that is historically the foundation of the Comprehensive Housing Assessment Plan (CHAS), the data on cost of housing as it related to median income. This information still provides a revealing look into the housing needs of the community. All data utilized is the 2010 Census data and updates. If there are dramatic changes to the Census data, the City may revise their plan prior to the end of the five-year period.

The Consolidated Plan and Annual Action Plan are designed to allow communities to develop their own programs and funding priorities. Activities must meet one of three objectives:

1. Projects that provide benefit to low- and moderate-income persons.
2. Activities which aid in the prevention or elimination of slums or blight.
3. Activities that meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community where other financial resources are not available to meet such needs (typically used after a disaster).

CDBG funds may be used for activities which include, but are not limited to:

- acquisition of real property;
- relocation and demolition;
- rehabilitation of residential and non-residential structures;
- construction of public facilities and improvements, such as water and sewer facilities, streets, neighborhood centers, and the conversion of school buildings for eligible purposes;
- public services, within certain limits;
- activities relating to energy conservation and renewable energy resources.

Generally, the following types of activities are ineligible:

- acquisition, construction, or reconstruction of buildings for the general conduct of government (i.e. City Hall or Police Department);
- political activities;
- certain income payments; and
- construction of new housing by units of general local government.

These goals were further enhanced through the Cranston-Gonzales National Affordable Housing Act of 1990 enacted by the U.S. Congress to provide new commitment, programs and resources to accomplish the goal of ensuring decent affordable housing, in safe and livable neighborhoods.

**Identification of Lead Agency**

The City of Sebastian’s Community Development Department staffs are the lead agency for the development and implementation of the Consolidated Plan. The Staff, along with the Sebastian Planning Commission which is an advisory group to the City Council comprised of residents from across the City, and the City Council itself have all worked in cooperation for the development of the plan.
Mission Statement
The Mission of the City of Sebastian is to become the most desirable city in the State of Florida to live, for businesses to flourish and visitors to enjoy.

Sebastian housing offers affordability with quality, one of the greatest advantages of Sebastian, where housing values have kept steady and affordable over time.

Sebastian offers outdoor recreational activities like running, bicycling, tennis, and boating, along with miles of sandy beaches close by. In addition, the local City's Leisure Services Department offers a number of parks and amenities. The City also has a “Bark Park” off-leash dog park. Sebastian is just minutes away from the Sebastian Inlet State Park and Pelican Island, home of the first wildlife refuge. The City also supports a number of community events like the Clambake and the Riverfront Art & Music Festival. The City of Sebastian is home to two elementary schools, and both the Middle and High School are located adjacent to the City boundaries. The Indian River State College provides a Sebastian campus location adjacent to City Hall.

The City has designated a Community Redevelopment Area (CRA) based upon a slum and blight study that meets the requirements of Chapter 163, Part III, Florida Statutes, and therefore CDBG funded activities would be eligible there 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.

Low to Moderate Income Areas
To further the objectives of the grant, it is necessary to identify the location of neighborhoods by Block Groups where the majority of households are very low, low- or moderate-income households. According to the most recent information available from the USHUD, the median income for Indian River County is $65,000. This figure is adjusted annually and by family size. The following definitions will be used (data from 2011-2015 ACS):

- Very Low Income: Households that do not exceed 30% of the median (685 households)
- Low Income: Households between 31% – 50% of the median (1,150 households)
- Moderate Income – Households earning 51% - 80% of the median (2,095 households)

There are 9,170 occupied households in Sebastian, and of those 3,930 (42%) households fit within the income definitions.

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)
MAPS 1-5: BLOCK GROUPS WHERE MORE THAN 50% OF THE HOUSEHOLDS ARE LOW INCOME (OUTLINED IN BLUE)
Consultation
In addition to the Citizen Participation process, consultation was conducted with staff from various agencies including:

a) Homeless strategy §91.100 (a)(2) contacted Veterans of Foreign Wars, the American Legion Post 189, Senior Resource Association, ARC of Indian River County and Treasure Coast Homeless Services Council.

b) Lead lead-based paint hazards §91.100 (a)(3) Consulted with the State Health Department regarding incidence of lead-based paint. On average 5 -6 cases per year, most often found in children under the age of 6. However, the exposure is from environmental causes (i.e. the parent works in an occupation where they are exposed to lead) rather than exposure to lead based paint.

c) Adjacent governments §91.100 (a)(4) contacted Indian River County (adjacent governing agency) Housing Services and Veterans Services and the Sebastian River Area Chamber of Commerce.

d) Metropolitan planning §91.100 (a)(5) contacted Indian River County Metropolitan Planning Organization.

e) Public housing §91.100 (c) – contacted Indian River County Housing Authority and Indian River Habitat for Humanity.

Citizen Participation
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 citizen participation process provides ample time for written complaints and grievances. In the spirit of collaboration, the City staff serves as consultants and facilitators. Throughout all stages of the program, the City of Sebastian Community Development Department staff is responsible for the effective development and inclusion of citizen comments in all phases of the CDBG Program.

All projects must be deemed feasible prior to receiving HUD funds, as many require documentation indicating financial feasibility and conformance with applicable regulations and constraints (i.e. zoning, land use, flood plan, etc.). Projects will not be funded if the proposed project duplicates an existing program which the public sector administers.

Advertisement: The City of Sebastian will make available to citizens, public agencies, and other interested parties the summary of proposed projects and the amount allocated to each project. This information will be 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.

All records relating to the development of the Consolidated Plan are on file at the City of Sebastian Community Development Department and the public has unlimited access to consistent with Florida records retention laws.
Upon completion of the Consolidated Plan, the City will publish the plan summary in a newspaper of general circulation, allowing up to 30 days for written comment. Annual performance reports will be available for review and comment for at least fifteen (15) days, prior to HUD submissions.

**Technical Assistance:** Technical assistance may be provided to citizen, neighborhood groups and not-for-profit organizations requesting assistance in developing proposals to receive funding.

**Written Complaints and Grievances:** The City responds to all complaints from citizens related to the consolidated plan, any future amendment of the plan, or the annual performance reports. The City will provide a timely, substantive written response to every written citizen complaint within 15 working days, where practicable.

**Monitoring/Performance Measurements**
The City of Sebastian will monitor the Consolidated Plan activities funded through CDBG dollars. This ensures that the implementation is responsive to the needs of the community and changes in existing conditions. The monitoring process will also help identify any problems that may be addressed through the Plan, as well as successes. Monitoring applies to the CDBG program staff, programs and activities themselves and any sub-recipients. The City will make every attempt to identify problems or issues and resolve them to HUD’s satisfaction. In accordance with recent guidance related to developing a performance measurement system, the City of Sebastian will utilize two main measurements.

In order to meet HUD requirements related to timeliness of fund expenditures, the City of Sebastian will examine their expenditures on a quarterly basis to ensure that by July 31st of each year, the City’s grant balance does not exceed 150% of their annual grant.

Over a 1, 2, or 3-year period, as selected by the grantee, not less than 70 percent of CDBG funds must be used for activities that benefit low- and moderate-income persons. In addition, each activity must meet one of the following national objectives for the program: benefit low- and moderate-income persons, prevention or elimination of slums or blight, or address community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community for which other funding is not available.

**Underserved Needs/ Priority Needs Overview**
There are several groups that are traditionally underserved in a community, these groups include the elderly, very low cost burdened renters (those paying more than 30% of their income towards rent, and who earn less than 30% of the median income), and mentally ill and/or handicapped.

The housing requirements for persons with mental illness are extensive and varied. In order to meet their needs, there must be a range of options from independent (and affordable) rental housing to home ownership options, including supervised congregate living in foster homes to larger facilities.

Affordable housing for the elderly is an emerging issue, as “aging in place” or “communities for a lifetime” evolve. The need to “age in place” hinges on two issues, the first being affordability and the second on modifications/accessibility. Often seniors are unable to keep up with the demands of a single-family home and may need to consider downsizing or moving to an assisted living facility. A cursory search of the State of Florida’s website for Elder Affairs indicate there are only a few Assisted Living Facilities (ALF) within Sebastian ranging in size from small facilities with 4-6 beds to larger size facilities.

Sometimes elderly merely cannot tap into the equity in their homes and are unable to pay for necessary repairs and fall prey to predatory lending. The banking industry is responding by developing the “reverse mortgage”
loans, but the industry still has a long way to go. Often, an elderly person becomes trapped in their home, unable to have easy ingress/egress in the home due to their changing physical mobility.

**Lead Based Paint**

There is a possibility that homes built before 1978 utilized lead-based paint, and therefore, pose a potential problem. These homes can cause lead-based paint poisoning, and children are particularly at risk. Even if homes have been repainted in prior years with latex paint, homes may still be at risk due to paint flaking or chipping. While any home built prior to 1979 is “at risk”, the most incidents are found within homes built before 1970. There are less than 1,000 structures built before 1970. It is important to note that these unit counts only indicate the possibility of lead-based paint, not that there is actually lead based paint found in these units.

The Health Department has indicated that annually there are very few cases of elevated blood levels, there are less than six cases a year. In each case, the levels have been from environmental exposure (the parent works in an occupation where they are exposed to lead) rather than through exposure to lead based paint.
II. HOUSING

General Population Characteristics
The City of Sebastian covers approximately 14 square miles and in 1924 the City incorporated as the City of Sebastian. The earliest settlers of the area were the Native Americans who settled in various villages along the Indian River Lagoon. Escaped slaves from Georgia and Spanish colonial settlers, as well as survivors of the 1715 Spanish fleet that sunk off the coast also inhabited the area. However, the City itself traces its roots back to 1882 when Thomas New opened a Post Office in the area and called the area Newhaven. Just two years later it was renamed to Sebastian.

And in 1978, the City enacted its own home rule Charter. The charter provided for the establishment of a full-time administrative head (City Manager) to carry out the policies of the elected Mayor / Council. The City is represented by five elected City Council persons, who select amongst themselves one of the elected persons to serve as Mayor.

In 2010, the U.S. Bureau of the Census conducted its decennial Census. The Census provides the most current portrait of the City of Sebastian’s housing, social and economic profile. In 2010, Sebastian had a population of 21,929 persons representing a 35% population increase since 2000 Census base line population of 16,181. According to the 2010 Census, the median age is 53.2 years old, up from 46.9 in 2000.

The City’s racial/ethnic portrait has not changed dramatically over the past 10 years. In 2000, African Americans comprised a mere 3% of the total population (486 persons). In 2010 African Americans comprised 5.5% of the total population (1,206 persons). The Hispanic population (which can be of any race) was 4% of the total population in 2000 and is 6.9% in 2010 Census. Unfortunately, because the statistical sampling sizes are small there is not any data available for race and ethnicity from the ACS estimates, or estimates by block group or census tracts.

Table 2: Racial and Ethnic Characteristics of Population

<table>
<thead>
<tr>
<th>Race</th>
<th>2000 Pop</th>
<th>Percentage</th>
<th>2010 Pop</th>
<th>Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td>White</td>
<td>15,155</td>
<td>93.66%</td>
<td>20,152</td>
<td>91.9%</td>
</tr>
<tr>
<td>Black of African American</td>
<td>515</td>
<td>3.18%</td>
<td>1,206</td>
<td>5.5%</td>
</tr>
<tr>
<td>Asian</td>
<td>120</td>
<td>.74%</td>
<td>65</td>
<td>.3%</td>
</tr>
<tr>
<td>Other</td>
<td>192</td>
<td>1.19%</td>
<td>131</td>
<td>.6%</td>
</tr>
<tr>
<td>Multi-racial</td>
<td>199</td>
<td>1.23%</td>
<td>307</td>
<td>1.4%</td>
</tr>
<tr>
<td>Hispanic (any race)</td>
<td>625</td>
<td>3.86%</td>
<td>1,513</td>
<td>6.9%</td>
</tr>
</tbody>
</table>

Source: United States Bureau of the Census, STF 1, 2000/2010 Decennial Census

Housing Characteristics from the Census Bureau
The housing stock is comprised of a total of 9,170 housing units comprised primarily of owner-occupied housing units (80.2% or 7,325 units). Rental housing comprises 19.8% or 1,845 units, just slightly more than 10% homes that are indicated as being for seasonal or occasional use only. In most owner-occupied housing, the unit had been owned about fifteen years, which does not follow a national trend in homeownership where each structure is owned for 5-7 years, then sold for bigger (or small) housing. The housing stock is relatively new, with 42% of all units built in between 1990 and 2000; and additional 40% built during the 80s.

Keeping in mind the intent of CDBG/ HUD program initiatives, the persons or neighborhoods with very low, low and moderate incomes served by the City’s Consolidated Plan will be described in this section. General housing needs of the affected population are measured by assessing the number of low- and moderate-income families,
those who earn between 30% and 80% of the MFI annually. In addition, the households who live in substandard conditions, live in overcrowded units or pay more than 30% of their income for housing will be examined. Table 4 summarizes the household size and income categories of the very low, low- and moderate-income households and Table 5 on the following page summarizes the housing burden of households in the City, household type, income and tenure.

A low income or a moderate- income household is defined as a household having an income between 30% and 80% of the Median Family Income, adjusted for family size. The Median Family Income for Indian River County is $65,000.

**TABLE 3: VERY LOW, LOW AND MODERATE HOUSEHOLD INCOME LIMITS**

<table>
<thead>
<tr>
<th>HH Size</th>
<th>Very Low/30%AMI</th>
<th>Low/50%AMI</th>
<th>Moderate/80%AMI</th>
</tr>
</thead>
<tbody>
<tr>
<td>1 person</td>
<td>13,650</td>
<td>22,750</td>
<td>36,400</td>
</tr>
<tr>
<td>2 persons</td>
<td>16,910</td>
<td>26,000</td>
<td>41,600</td>
</tr>
<tr>
<td>3 persons</td>
<td>21,330</td>
<td>29,250</td>
<td>46,800</td>
</tr>
<tr>
<td>4 persons</td>
<td>25,750</td>
<td>32,500</td>
<td>52,000</td>
</tr>
<tr>
<td>5 persons</td>
<td>30,170</td>
<td>35,100</td>
<td>56,200</td>
</tr>
<tr>
<td>6 persons</td>
<td>34,590</td>
<td>37,700</td>
<td>60,350</td>
</tr>
<tr>
<td>7 persons</td>
<td>39,010</td>
<td>40,300</td>
<td>64,500</td>
</tr>
<tr>
<td>8 persons</td>
<td>42,900</td>
<td>42,900</td>
<td>68,650</td>
</tr>
</tbody>
</table>

*Source: For the 2010 Sebastian/Vero Beach MSA, US HUD 2019 Income Limits*

**Comprehensive Housing Affordability Strategy (CHAS data)**

Housing is considered to be affordable, when not more than 30% of the gross income goes toward housing expenses. The Comprehensive Housing Affordability Strategy (CHAS) census tabulations prepared by HUD offer insight into how many households experience housing problems, including being rent/mortgage burdened. The HUD special census tabulations for Sebastian can be found in the next table. HUD adds this note: Users of these data should be aware that the Census Bureau uses a special rounding scheme on special tabulation data. As a result, users should expect a small discrepancy between the data reported here and data reported from Summary File 3 (SF3) such as total renter households. The CHAS tables were created from several different sources, creating some discrepancies in data between them and the Census Files.

While housing is considered affordable when housing expenses are not more than 30% of the gross income. Households are considered “cost burdened” when housing expenses exceed 30% of the gross income. In examining all households, 815 households that are renters are cost burdened and 1,935 households that are owner occupied are cost burdened.

**Table 5: Cost Burdened Households**

<table>
<thead>
<tr>
<th>Income</th>
<th>&gt;30% HH Income</th>
<th>&gt;50% HH Income</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td># Cost Burdened</td>
<td>#Cost Burdened</td>
</tr>
<tr>
<td>VLI (30% AMI)</td>
<td>525</td>
<td>380</td>
</tr>
<tr>
<td>LI (50% AMI)</td>
<td>655</td>
<td>395</td>
</tr>
<tr>
<td>MI (80% AMI)</td>
<td>1,035</td>
<td>210</td>
</tr>
</tbody>
</table>

*Source: CHAS Data, 2011-2015, City of Sebastian*
The City of Sebastian households comprise 9,170 units, with 1,955 owner occupied reporting “housing problems” and 825 of renter occupied households report some type of “housing problem”. A “housing problem” may entail being cost burdened and/or having a substandard unit (see below). The factor of “cost burden” can lead to other trends in housing like foreclosure, deteriorating structures and overcrowding. An interesting note is that the Shimberg Center of the University of Florida indicates that the majority of the cost burdened households are 65+ years of age.

The 2011-2015 CHAS for the City of Sebastian examined four indicators of housing problems, substandard, overcrowding or cost burdened: lack of complete plumbing, lack of complete kitchen facilities more than one person per room or cost burden over 30%. Of 9,170 total households, 2,780 have one of four housing problems.

<table>
<thead>
<tr>
<th>Housing Problems</th>
<th>Homeowners</th>
<th>Renters</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Households 1 of 4 Housing problems</td>
<td>1,955</td>
<td>825</td>
<td>2,780</td>
</tr>
</tbody>
</table>

The Shimberg Institute of the University of Florida indicates that 1% (85 units) is overcrowded, meaning that they housed more than one person per room.

**Other Housing Needs**
Affordable housing for the elderly is an on-going need in the City. Current and future housing initiatives for this “special needs” category will be to diversify and expand supportive housing services that increase “in-place residency” of the elderly. While the 65+ population of Sebastian comprises 31.6% of the total population, it is estimated that within the next decade the elderly population will increase. There are seven affordable senior housing facilities located in the City of Sebastian with a capacity to serve 1,040 persons. These are facilities that vary in definition from an assisted living facility, but offer congregate, affordable housing for seniors.

**Table 6: Inventory of Federally, State and Locally Assisted Rental Housing within Sebastian**

<table>
<thead>
<tr>
<th>Facility</th>
<th>Units</th>
<th>Type</th>
</tr>
</thead>
<tbody>
<tr>
<td>Grace’s Landing</td>
<td>70</td>
<td>Elderly</td>
</tr>
<tr>
<td>Pelican Isles</td>
<td>150</td>
<td>Family</td>
</tr>
<tr>
<td>Sandy Pines</td>
<td>45</td>
<td>Family</td>
</tr>
</tbody>
</table>

Source: Florida Housing Data Clearinghouse, 2010

Note: By The River is a federally and state funded elderly housing program providing an additional 41 units adjacent to the City municipal limits.

The Sebastian 2010 Census for disability characteristics indicates that <65 age group 2,916 (roughly 13.3%) persons have a disability. This percentage translates into a need for various housing and supportive services for persons with disabilities, both employed and unemployed, including para-transit options. Also, 32% of the population is 65+ according to the 2013-2017 ACS, and 2,610 of the 21,929 in the Census 2010 were veterans. A significant portion of special needs will include 65+ and veterans, as well as other disabilities.

**Housing Needs Overview**
According to the 2010 Census data of the 9,170 occupied housing units, 80.2% are owner occupied and the rest are renter-occupied. The home ownership rate is significantly higher than the national homeownership rate of 67.3%. The relatively high homeownership rate could be reflective of affordability.

The median home value for a single-family home in Sebastian was $157,200 (based upon 2013-2017 census quick facts data), lower than the statewide value of $178,700.
Also, as home prices have remained low, so have rental rates. A review of the fair market rental rates for the 2010 Sebastian / Vero Beach MSA indicates that the average one-bedroom unit monthly rent is ($757.00) and two-bedroom unit monthly rent is ($966.00). However, for anyone earning the minimum wage ($8.46 per hour) they would have to work roughly 100 hours per week to meet the “affordability” criteria of housing expenses being less than 30% of their gross income.

**Specific Housing Objectives**

Affordable Housing is defined as housing for which the occupant pays no more than 30% of the resident’s gross income, including utility costs. The affordability question frequently reaches severe proportions for those households whose incomes are in the very low and low range.

The experience has been that low- and moderate- income households “solve” the affordability problem by sharing their housing with another family or individual(s). This “solution” while helping to pay the rent or mortgage, actually creates a different set of problems. Overcrowding is a condition that creates sub-standard living and can deteriorate neighborhoods and it’s estimated that one out every four housing units is overcrowded (Shimberg Institute). The City’s goal is to ensure decent and affordable housing, available to everyone, both the issues of affordability and overcrowding are situations that require coordinated and long-term solutions.

It is important to note that the City has vacant land for new housing development, but there should also be emphasis on maintaining the existing housing stock, especially units that are in relatively good condition, but aging.

The City has reviewed the CHAS information on housing needs and housing affordability; and through the consultations and citizen participation workshops, Staff has determined the following priorities to meet these objectives:

- Promote affordable housing for seniors, veterans and the disabled
- Promote single family homeownership opportunities and preservation of existing affordable single-family units to eliminate undesirable housing conditions. Continue to partner with Indian River County to make SHIP and other State Housing programs available to the community.
- Promote housing choice in Sebastian to provide a range of housing styles (single family, patio homes, townhomes, etc.).

The Evaluation and Appraisal Report (EAR) of the City’s Comprehensive Plan makes the following recommendations, some of which are based upon the City’s Community Redevelopment Plan, that would further enhance affordable housing efforts:

- Encourage “Jobs/Housing” balance
- Encourage transit-oriented development close to public transportation, employment centers and shopping
- Utilize funding from tax incremental CRA funds that complement existing grant programs.
- Encourage a range of housing choices

**Priority 1:** Promote affordable housing opportunities for senior citizens, the disabled and veterans.

Many senior citizens own their own home but live within a limited income have a difficult time undertaking mid-priced home repairs. When, for safety or health reasons those repairs are crucial, it presents an even larger dilemma for low income families. In some cases, they are unable to qualify for home equity loans due to their limited income. Some seniors and veterans may be looking to “downsize” into a smaller home or a rental property.

**Priority 2:** Promote single-family homeownership opportunities and preservation of existing affordable single-family units to eliminate undesirable housing conditions. Continue to partner with Indian River County to make SHIP and other State Housing programs available to the community.
Encourage greater regional cooperation, not just between the city of Sebastian and Indian River County, but also cooperation with other municipalities.

Priority 3: Promote housing choice in Sebastian to provide a range of housing styles (single family, patio homes, townhomes, etc.). The City staff should continue to support housing projects that offer a variety of housing styles and continue to explore annexation as a means to develop multi-family housing. Reduce regulatory barriers to affordable housing.

**Needs of Public Housing & Public Housing Strategy**
The service provider for public and rental subsidy housing for the City of Sebastian is the Indian River Public Housing Authority. This agency provides 345 public Section 8 “Housing Choice” Vouchers county-wide, 59 vouchers are used with the City of Sebastian municipal limits. Additionally, this agency has 200 units available within the County for the provision of affordable housing.

**Barriers to Affordable Housing**
In 2006, Indian River County undertook a study entitled “An Assessment of Housing Need and Strategies”. Through that study and the The Shimberg Center data the following are 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. Table 7 examines projects of need based upon households paying 50% or more of their income for housing costs.

<table>
<thead>
<tr>
<th></th>
<th>2008</th>
<th>2010</th>
<th>2015</th>
<th>2020</th>
<th>2025</th>
<th>2030</th>
</tr>
</thead>
<tbody>
<tr>
<td>Sebastian Owner</td>
<td>669</td>
<td>691</td>
<td>803</td>
<td>934</td>
<td>1070</td>
<td>1208</td>
</tr>
<tr>
<td>Sebastian Renter</td>
<td>235</td>
<td>241</td>
<td>271</td>
<td>303</td>
<td>334</td>
<td>364</td>
</tr>
</tbody>
</table>

*Source: Florida Housing Data Clearinghouse, 2010*

**Homeless Needs/Continuum of Care and Strategic Plan**
The Treasure Coast Homeless Services Council Inc. is a 501c (3) non-profit strategic planning Council for Indian River, St. Lucie and Martin Counties which addresses the needs of homeless individuals and families and works to prevent homelessness on the Treasure Coast.

The Council maintains a legally constituted Continuum of Care. It 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.

The Council operates a Homeless Resource Center which provides direct financial assistance, case management, housing assistance and information and referral services to homeless and indigent individuals and families in Indian River, Martin and St. Lucie Counties.
III. COMMUNITY DEVELOPMENT

Non-Housing Related Community Needs
The Community Development (Non-Housing Related) element of the Consolidated Plan identifies strategies, priority needs and objectives for community needs that will be funded by CDBG, HOME and other sources.

Through the consultations and workshops, Staff has determined the following priorities for each area of the CDBG program:

Public Facilities: High priorities for community/senior centers renovation, sidewalks, crosswalks and trails construction and renovation, all-inclusive playgrounds, acquisition in support of public facilities and crime prevention through environmental design (CPTED).

The City has typically utilized recreational impact fees and state grants for funding for improving and renovating park facilities, however, with the CDBG program, more opportunities arise. Residents have responded to this program of improvements to neighborhood facilities favorably, as reflected in their heavy use. The City intends to target improving at least one public facility every other year, either offering physical rehabilitation to aging structures, ADA renovations to better accommodate residents with disabilities, by funding additional programming, or by creating new recreational or community facilities. In the next five years, the City will achieve this goal with the renovation or addition of 3 facilities.

Infrastructure Improvements: High priority has been placed on infrastructure improvements that include flood/storm water runoff drainage improvements, street improvements, US1 Gateway/Parking Improvements and acquisition in support of infrastructure.

As a maturing community, the infrastructure in Sebastian shows some signs of aging. Basic amenities like ditch and swale drainage need to be maintained and improved on a regular basis. Smooth roadways, swales, sidewalks and drainage systems are deficient in some neighborhoods. In response to community priorities, the City will address these expensive renovations as feasibility and funding arise.

Over the next five years, the City will have completed two projects that improve the infrastructure in low to moderate income target areas. This strategy will also augment grant funds with tax incremental funding (TIF) raised through the Community Redevelopment Area (CRA) designation.

Accessibility: Staff has designated meeting Americans with Disabilities Act (ADA) standards at public facilities a high priority for CDBG funding. In the past year, parking space requirements have changed. Staff will be reviewing parking spaces at community facilities to determine if changes are needed. As ongoing renovations to public facilities are planned and designed ensuring compliance with the ADA act.

Over the next five years, staff will have review all City owned facilities and develop a listing of accessibility improvements to be made.

Historic Preservation: Sebastian has two historic districts and few structures placed on the national register. However, there is low priority placed on this activity for funding with CDBG dollars, and no measureable outcomes. However, the City may wish to utilize CDBG funding in preservation activities. CDBG funding could be utilized for planning purposes including developing historic district boundaries and the application for the designation, or by developing housing rehabilitation grants that give preference to the preservation of historically significant housing.
**Economic Development:** High priority has been placed on economic development and redevelopment of the City’s commercial and industrial areas.

Reflective of the current economy, businesses are vital to the community and its economic wellbeing. When businesses are not functioning at their fullest potential, the entire community feels the impact. The City offers many services to businesses looking to relocate to Sebastian, or those already located within Sebastian and wish to expand. The City’s Economic Development staff may assist by providing demographics, statistics and market data about the City. The City’s ED staff also supply information on available land, buildings, and economic incentives.

Economic Development efforts will be enhanced by the Community Redevelopment Area (CRA) designation and the CRA plan to revitalize commercial areas. The CRA will also provide funding for commercial façade grants to local businesses for façade improvements, signage and landscaping. The City also supports its business owners on a secondary level, by improvements to the streetscape including roads and parking facilities. Possible future performance measurements may include coordinating with workforce development agencies for job training opportunities.

**Code Enforcement:** This has a medium priority, and strongly correlates with other objectives. The enforcement of minimum housing standards and in conjunction with housing rehabilitation programs is an important standard. However, the City will not be utilizing CDBG funds for Code Enforcement personnel, so there are no measurable outcomes.

**Planning:** Continuing support for the planning and administration of CDBG funds is a priority. Adherence to federal rules and regulations and qualified, capable staff to ensure that the CDBG program achieves the objectives is a high priority.

The City intends to achieve this goal through timeliness of expenditures, accurate annual reports, and measurement of outcomes.

**Antipoverty Strategy**
An anti-poverty strategy is designed to maintain affordable housing, create jobs, and stimulate the economic environment for the benefit and enhancement of the entire city. An essential component of an anti-poverty strategy is the successful coordination of social systems that acknowledges an individual’s economic status (health, education, employment, job training, minority assistance, etc.).

According to the 2010 U.S. Census of Population and Housing for Sebastian, there are 2,763 (12.6%) individuals classified within the poverty definition. Those at greatest risk for falling below the poverty threshold are those who earn 50% of less of the MFI, unemployment or a serious illness could propel those households into the poverty level. The 2006-2010 ACS survey indicates 3,720 persons were in a low-income household (50% AMI).

Various Federal and State grants are aiding in the development of housing programs within the County. Those Programs include:
- Single Family Rehabilitation Programs
- County SHIP
- Indian River County Public Housing Agency
- The Treasure Coast Homeless Council

The anti-poverty strategy will coordinate agencies to maximize employment training activities and transportation to employment sites through its public service funds, develop and expand affordable housing, ensure fair housing efforts, and create outreach programs to respond to individuals and families.

*City of Sebastian Consolidated Plan*

*August 15, 2019*
Low Income Housing Tax Credit
To the greatest extent possible, the City of Sebastian will assist the State whenever they analyze the feasibility of the Low-income Housing Tax Credit (LIHTC) process for the development of new housing, within the boundaries of Sebastian that is affordable to low- and moderate-income families.

Conclusion
These strategies, when combined with the housing strategies from Section II, come together to complete the Consolidated Plan and identify programs for effective, coordinated neighborhood and community development strategies that create a specific course of action for local revitalization. These strategies work to provide a suitable living environment, to provide decent housing and to expand economic opportunities for very low, low- and moderate-income persons.

The Consolidated Plan outlines the framework for which the grant funding can provide programs and outcomes. It is through the setting of annual goals each year in the One Year Action Plan, and monitoring those results at the end of the year in the Consolidated Annual Performance and Evaluation Report (CAPER) that the City can be evaluated each year to determine if the funding is achieving the national objectives:

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 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.

It is the City’s intent that the Consolidated Plan becomes an integral part of the mission of the City.
APPENDICES

CHAS Tables
Section 3 Plan
HUD Non-State Certifications
### Comprehensive Housing Affordability Strategy ("CHAS") data

<table>
<thead>
<tr>
<th>Summary Level: City</th>
<th>Created on: July 10, 2019</th>
</tr>
</thead>
<tbody>
<tr>
<td>Data for: Sebastian city, Florida</td>
<td>Year Selected: 2011-2015 ACS</td>
</tr>
</tbody>
</table>

#### Income Distribution Overview

<table>
<thead>
<tr>
<th>Income Distribution Overview</th>
<th>Owner</th>
<th>Renter</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Household Income less-than or= 30% HAMFI</td>
<td>420</td>
<td>265</td>
<td>685</td>
</tr>
<tr>
<td>Household Income &gt;30% to less-than or= 50% HAMFI</td>
<td>940</td>
<td>210</td>
<td>1,150</td>
</tr>
<tr>
<td>Household Income &gt;50% to less-than or= 80% HAMFI</td>
<td>1,635</td>
<td>490</td>
<td>2,095</td>
</tr>
<tr>
<td>Household Income &gt;80% to less-than or=100% HAMFI</td>
<td>685</td>
<td>205</td>
<td>890</td>
</tr>
<tr>
<td>Household Income &gt;100% HAMFI</td>
<td>3,645</td>
<td>705</td>
<td>4,350</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>7,325</strong></td>
<td><strong>1,845</strong></td>
<td><strong>9,170</strong></td>
</tr>
</tbody>
</table>

#### Housing Problems Overview 1

<table>
<thead>
<tr>
<th>Housing Problems Overview 1</th>
<th>Owner</th>
<th>Renter</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Household has at least 1 of 4 Housing Problems</td>
<td>1,955</td>
<td>825</td>
<td>2,780</td>
</tr>
<tr>
<td>Household has none of 4 Housing Problems</td>
<td>5,320</td>
<td>1,015</td>
<td>6,335</td>
</tr>
<tr>
<td>Cost burden not available, no other problems</td>
<td>50</td>
<td>10</td>
<td>60</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>7,325</strong></td>
<td><strong>1,845</strong></td>
<td><strong>9,170</strong></td>
</tr>
</tbody>
</table>

#### Severe Housing Problems Overview 2

<table>
<thead>
<tr>
<th>Severe Housing Problems Overview 2</th>
<th>Owner</th>
<th>Renter</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Household has at least 1 of 4 Severe Housing Problems</td>
<td>690</td>
<td>395</td>
<td>1,085</td>
</tr>
<tr>
<td>Household has none of 4 Severe Housing Problems</td>
<td>6,580</td>
<td>1,440</td>
<td>8,020</td>
</tr>
<tr>
<td>Cost burden not available, no other problems</td>
<td>50</td>
<td>10</td>
<td>60</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>7,325</strong></td>
<td><strong>1,845</strong></td>
<td><strong>9,170</strong></td>
</tr>
</tbody>
</table>

#### Housing Cost Burden Overview 3

<table>
<thead>
<tr>
<th>Housing Cost Burden Overview 3</th>
<th>Owner</th>
<th>Renter</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Cost Burden less-than or= 30%</td>
<td>5,340</td>
<td>1,025</td>
<td>6,365</td>
</tr>
<tr>
<td>Cost Burden &gt;30% to less-than or= 50%</td>
<td>1,315</td>
<td>430</td>
<td>1,745</td>
</tr>
<tr>
<td>Cost Burden &gt;50%</td>
<td>620</td>
<td>385</td>
<td>1,005</td>
</tr>
<tr>
<td>Cost Burden not available</td>
<td>50</td>
<td>10</td>
<td>60</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>7,325</strong></td>
<td><strong>1,845</strong></td>
<td><strong>9,170</strong></td>
</tr>
</tbody>
</table>

#### Income by Housing Problems (Owners and Renters)

<table>
<thead>
<tr>
<th>Household has at least 1 of 4 Housing Problems</th>
<th>Household has none of 4 Housing Problems</th>
<th>Cost Burden not available, no other housing problem</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Household Income less-than or= 30% HAMFI</td>
<td></td>
<td></td>
<td>685</td>
</tr>
<tr>
<td>Household Income</td>
<td>Housing Problems (Renters only)</td>
<td>Housing Problems (Owners only)</td>
<td>Total</td>
</tr>
<tr>
<td>------------------</td>
<td>---------------------------------</td>
<td>---------------------------------</td>
<td>-------</td>
</tr>
<tr>
<td>&gt;30% to less-than 50% HAMFI</td>
<td>655</td>
<td>200</td>
<td>2,780</td>
</tr>
<tr>
<td>&gt;50% to less-than or= 80% HAMFI</td>
<td>1,035</td>
<td>195</td>
<td>2,065</td>
</tr>
<tr>
<td>&gt;80% to less-than or= 100% HAMFI</td>
<td>165</td>
<td>290</td>
<td>890</td>
</tr>
<tr>
<td>&gt;100% HAMFI</td>
<td>395</td>
<td>75</td>
<td>4,350</td>
</tr>
<tr>
<td>Total</td>
<td>2,780</td>
<td>825</td>
<td>9,170</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Income by Housing Problems (Renters only)</th>
<th>Household has at least 1 of 4</th>
<th>Household has none of</th>
<th>Cost Burden not available,</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Household Income less-than or= 30% HAMFI</td>
<td>200</td>
<td>55</td>
<td>10</td>
<td>265</td>
</tr>
<tr>
<td>Household Income &gt;30% to less-than or= 50% HAMFI</td>
<td>195</td>
<td>15</td>
<td>210</td>
<td></td>
</tr>
<tr>
<td>Household Income &gt;50% to less-than or= 80% HAMFI</td>
<td>290</td>
<td>170</td>
<td>460</td>
<td></td>
</tr>
<tr>
<td>Household Income &gt;80% to less-than or= 100% HAMFI</td>
<td>75</td>
<td>130</td>
<td>205</td>
<td></td>
</tr>
<tr>
<td>Household Income &gt;100% HAMFI</td>
<td>60</td>
<td>645</td>
<td>705</td>
<td></td>
</tr>
<tr>
<td>Total</td>
<td>825</td>
<td>1,015</td>
<td>1,845</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Income by Housing Problems (Owners only)</th>
<th>Household has at least 1 of 4</th>
<th>Household has none of</th>
<th>Cost Burden not available,</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Household Income less-than or= 30% HAMFI</td>
<td>325</td>
<td>45</td>
<td>50</td>
<td>420</td>
</tr>
<tr>
<td>Household Income &gt;30% to less-than or= 50% HAMFI</td>
<td>460</td>
<td>460</td>
<td>940</td>
<td></td>
</tr>
<tr>
<td>Household Income &gt;50% to less-than or= 80% HAMFI</td>
<td>745</td>
<td>890</td>
<td>1,635</td>
<td></td>
</tr>
<tr>
<td>Household Income &gt;80% to less-than or= 100% HAMFI</td>
<td>90</td>
<td>595</td>
<td>685</td>
<td></td>
</tr>
<tr>
<td>Household Income &gt;100% HAMFI</td>
<td>335</td>
<td>3,315</td>
<td>3,645</td>
<td></td>
</tr>
<tr>
<td>Total</td>
<td>1,965</td>
<td>5,320</td>
<td>50</td>
<td>7,325</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Income by Cost Burden (Owners and Renters)</th>
<th>Cost burden &gt; 30%</th>
<th>Cost burden &gt; 50%</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Household Income less-than or= 30% HAMFI</td>
<td>525</td>
<td>380</td>
<td>685</td>
</tr>
<tr>
<td>Household Income &gt;30% to less-than or= 50% HAMFI</td>
<td>655</td>
<td>395</td>
<td>1,150</td>
</tr>
<tr>
<td>Household Income &gt;50% to less-than or= 80% HAMFI</td>
<td>1,035</td>
<td>210</td>
<td>2,095</td>
</tr>
<tr>
<td>Income by Cost Burden (Renters only)</td>
<td>Cost burden &gt; 30%</td>
<td>Cost burden &gt; 50%</td>
<td>Total</td>
</tr>
<tr>
<td>-------------------------------------</td>
<td>-------------------</td>
<td>-------------------</td>
<td>-------</td>
</tr>
<tr>
<td>Household Income &gt;80% to less-than or= 100% HAMFI</td>
<td>165</td>
<td>15</td>
<td>890</td>
</tr>
<tr>
<td>Household Income &gt;100% HAMFI</td>
<td>365</td>
<td></td>
<td>4,350</td>
</tr>
<tr>
<td>Total</td>
<td>2,745</td>
<td>1,000</td>
<td>9,170</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Income by Cost Burden (Owners only)</th>
<th>Cost burden &gt; 30%</th>
<th>Cost burden &gt; 50%</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Household Income &lt; 30% HAMFI</td>
<td>205</td>
<td>195</td>
<td>265</td>
</tr>
<tr>
<td>Household Income &gt;30% to less-than or= 50% HAMFI</td>
<td>195</td>
<td>140</td>
<td>210</td>
</tr>
<tr>
<td>Household Income &gt;50% to less-than or= 80% HAMFI</td>
<td>290</td>
<td>50</td>
<td>460</td>
</tr>
<tr>
<td>Household Income &gt;80% to less-than or= 100% HAMFI</td>
<td>75</td>
<td></td>
<td>205</td>
</tr>
<tr>
<td>Household Income &gt;100% HAMFI</td>
<td>50</td>
<td>385</td>
<td>705</td>
</tr>
<tr>
<td>Total</td>
<td>815</td>
<td>385</td>
<td>1,845</td>
</tr>
</tbody>
</table>

1. The four housing problems are: incomplete kitchen facilities, incomplete plumbing facilities, more than 1 person per room, and cost burden greater than 30%.
2. The four severe housing problems are: incomplete kitchen facilities, incomplete plumbing facilities, more than 1 person per room, and cost burden greater than 50%.
3. Cost burden is the ratio of housing costs to household income. For renters, housing cost is gross rent (contract rent plus utilities). For owners, housing cost is “select monthly owner costs”, which includes mortgage payment, utilities, association fees, insurance, and real estate taxes.
City of Sebastian
Section 3 Plan
Section 3 Certifications and Compliance Agreement


Purpose: The purpose of Section 3 of the Housing and Urban Development of 1968 (12 U.S.C. 1701u) (Section 3) is to ensure that employment and other economic and business opportunities generated by HUD Financial Assistance shall be directed to Community Development Block Grant (CDBG) Target Area residents, residents of low/mod income census tracts and block groups and other low-and very low-income persons, particularly those who are recipients of CDBG assistance and to business concerns which provide economic opportunities to CDBG Target Residents and other low-and very low-income persons.

General Policy Statement: It is the declared policy of the City of Sebastian (CITY) that Equal Employment Opportunities shall be provided for every employee and applicant for employment regardless of race, color, religion, sex, national origin, handicap, or economic status; and, that through the award of contracts to contractors, vendors, and suppliers, that employment and business opportunities be created for residents of CDBG Target Areas, residents of low/mod income census tracts and block groups and other qualified low-and very low-income persons residing within the geographical boundaries of the City of Sebastian, Florida. This policy does not end with the mere prohibition of discriminatory practices by programs receiving HUD financial assistance or contractors, subcontractors, and vendors contracting with the Division. The City of Sebastian recognizes its obligation as well as the obligation of potential contractors, subcontractors, and vendors, to develop practical steps to achieve the goal of providing meaningful, full-time permanent employment opportunities, as well as business opportunities to CDBG Target Area residents and other Section 3 eligible persons.

Such obligation shall be demonstrated not merely through inclusion of positive or “best effort” steps, but shall result in a reasonable level of success in the recruitment, employment, and utilization of CDBG Target Area Residents, residents of low/mod income census tracts and block groups and other Section 3 eligible persons and businesses in the workforce and subcontracting of work resulting out of the expenditure of HUD funding.

Numerical Goals for Section 3 Compliance: Consistent with 24 CFR 85.36 (c)(2), Section 3 is a federal statute that expressly encourages, to the maximum extent feasible, a geographic preference in the evaluation of bids or proposals. To that end, the CITY has adopted the following numerical goals for meeting the greatest extent feasible requirement to provide economic opportunities to Section 3 Residents and Section 3 Business Concerns in the procurement and awarding of modernization-funded construction and professional service contracts:

<table>
<thead>
<tr>
<th>Areas of Focus (Applies to all contracts)</th>
<th>Numerical Goal</th>
</tr>
</thead>
<tbody>
<tr>
<td>Contractor and Sub-contractor Hiring (full-time, part-time, temporary, seasonal) applies to construction and professional service contracts.</td>
<td>10%</td>
</tr>
<tr>
<td>Contract Awards (applies to construction contracts)</td>
<td>10%</td>
</tr>
<tr>
<td>ALL Other Contract Awards (i.e., services, supplies, professional services)</td>
<td>10%</td>
</tr>
</tbody>
</table>
Recipients and Contractors may demonstrate compliance with the “greatest extent feasible” requirement of Section 3 by meeting the numerical goals set forth in this Section 3 Program for providing training, employment, and contracting opportunities to Section 3 Residents and Section Business Concerns. Efforts to employ Section 3 Residents to the greatest extent feasible should be made at all job levels.

The CITY, in its own operations, shall endeavor to achieve the goals of Section 3 and shall provide equal responsibility to its contractors, vendors, and suppliers to implement progressive efforts to also attain compliance. In doing so, the CITY shall evaluate contractors’ compliance towards achieving the goals of Section 3 and ensure a system of leveling sanctions against contractor, vendor, or supplier for non-compliance and endeavor to take appropriate steps to ensure any such concern is not permitted to participate in future CITY procurement activities.

The numerical goals established above represent minimum numerical targets and all prospective contractors shall be advised and encouraged to seek Section 3 participation to the greatest extent feasible. Any contractor that meets the minimum numerical goals set forth above will be considered to have complied with the Section 3 requirements. Any contractor that does not meet the numerical goals set forth above has the burden of demonstrating why it was not feasible to meet the numerical goals. In the event no competing contractors were successful in meeting the minimum goals set forth above, the CITY shall consider documentation provided by the contractor evidencing impediments encountered despite actions taken to comply with the Section 3 Requirements. Such evidence shall be subject to the satisfaction of the CITY any contractor found to be in non-compliance with Section 3 shall be considered ineligible forward.

All contractors submitting bids/proposals to the CITY shall be required to complete certifications, as appropriate, as acknowledgment of the Section 3 contracting and employment provisions as required by this Section. Such certifications shall be supported with adequate evidence to support representations made. The certifications required to be submitted with the bid/proposal consist of the following:

- Certification for business concerns seeking Section 3 preference.
- Contractor certification of efforts to fully comply with employment and training provisions of Section 3.

Prior to the award of any contract the contractor shall enter into negotiations with the CITY for the purpose of incorporating into the contract a provision for a specific number of CDBG Target Area residents or other Section 3 residents to be trained or employed on the contract. Such resulting provision shall obligate the contractor toward achieving not less than the numerical goals listed above and shall be based on a detailed workforce analysis to be complied by the contractor and submitted to the CITY prior to award of contact.

Definitions:

Applicant means any entity which makes an application for Section 3 covered assistance, and includes, but is not limited to, the State, unit of local government, public housing agency, Native American tribe, or other public body, public or private nonprofit organization, private agency or institution, mortgagor, developer, limited dividend sponsor, builder, property manager, community housing development organization (CHDO), resident management corporation, resident council, or cooperative association.

Contractor means any entity which contracts to perform work generated by the expenditure of Section 3 covered assistance, or for work in connection with a Section 3 covered project.
**Department or HUD** means the Department of Housing and Urban Development, including its Field Offices to which authority has been delegated to perform functions under this part.

**Employment opportunities** generated by Section 3 covered assistance means all employment opportunities generated by the expenditure of Section 3 covered public and Indian housing assistance (i.e., operating assistance, development assistance and modernization assistance, as described in 135.3(a)(1).

**Housing Development** means low-income housing owned, developed, or operated by public housing agencies or Indian housing authorities in accordance with HUD’s public and Indian housing program regulations codified in 24 CFR Chapter IX.

**HUD Youthbuild** programs means programs that receive assistance under subtitle D of Title IV of the National Affordable Housing Act, as amended by the Housing and Community Development Act of 1992 (42 U.S.C. 12699), and provide disadvantaged youth with opportunities of employment, education, leadership development, and training in the construction or rehabilitation of housing for homeless individuals and members of low- and very low-income families.

**JTPA** means the Job Training Partnership Act (29 U.S.C. 1579(a)).

**Metropolitan area** means full-time employee for permanent, temporary or seasonal employment opportunities.

**New hires** means full-time employees for permanent, temporary or seasonal employment opportunities.

**Other HUD programs** means HUD programs, other than HUD public and Indian housing programs, that provide housing and community development assistance for “Section 3 covered projects,” as defined in this Section.

**Public housing resident** has the meaning given this term in 24 CFR part 963.

**Recipient** means any entity which receives Section 3 covered assistance, directly from HUD or from another recipient and includes, but is not limited to, any State, unit of local government, PHA, IHA, Indian tribe, or other public body, public or private nonprofit organization, private agency or institution, mortgagor, developer, limited dividend sponsor, builder, property manager, community housing development organization, resident management corporation, resident council, or cooperative association.

**Section 3** means Section 3 of the Housing and Urban Development Act of 1968, as amended (12 U.S.C. 1701u).

**Section 3 business concern** means a business concern, as defined in this Section:

1. That is 51 percent or more owned by Section 3 residents; or

2. Whose permanent, full-time employees include persons, at least 30 percent of whom are currently Section 3 residents, or within three years of the date of first employment with the business concern were Section 3 residents; or

3. That provides evidence of a commitment to subcontract in excess of 25 percent of the dollar award of all subcontracts to be awarded to business concerns that meet the qualifications set forth in paragraphs (1) or (2) in this definition of “Section 3 business concern.”
**Section 3 covered activity** means any activity which is funded by Section 3 covered assistance and Indian housing assistance.

**Section 3 covered assistance means:**

(1) Public and Indian housing development assistance provided pursuant to Section 5 of the 1937 Act;

(2) Public and Indian housing operating assistance provided pursuant to Section 9 of the 1937 Act;

(3) Public and Indian housing modernization assistance provided pursuant to Section 14 of the 1937 Act.

Section 3 covered contract means a contract or subcontract (including a professional service contract) awarded by a recipient or contractor for work generated by the expenditure of Section 3 covered assistance, or for work arising in connection with a Section 3 covered project.

Section 3 covered project means the construction, reconstruction, conversion, rehabilitation of housing (including reduction and abatement of lead-based paint hazards), other public construction which includes buildings or improvements (regardless of ownership) assisted with housing or community development assistance.

**Section 3 resident means:**

(1) A CDBG Target Area resident, residents of low/mod income census tracts/block groups; or

An individual who resides in the metropolitan area or non-metropolitan County in which the Section 3 covered assistance is expended, and who is:

(i) A low-income person, as this term is defined in Section 3(b)(2) of the 1937 Act (42 U.S.C. 1437a(b)(2). Section 3(b)(2) of the 1937 Act defines this term to mean families (including single persons) whose incomes do not exceed 80% of the median income for the area, as determined by the Secretary, with adjustments for smaller and larger families, except that the Secretary may establish income ceilings higher or lower than 80% of the median for the area on the basis of the Secretary’s findings that such variations are necessary because of prevailing levels of construction costs or unusually high or low-income families; or

(ii) A very low-income person, as this term is defined in Section 3(b)(2) of the 1937 Act (42 U.S.C. 1437a(b)(2). Section 3(b)(2) of the 1937 Act (42 U.S.C. 1437a(b)(2) defines this term to mean families (including single persons) whose incomes do not exceed 50% of the median family income for the area, as determined by the Secretary with adjustments made for smaller or larger families, except that the Secretary may establish income ceilings higher or lower than 50% of the median for the area on the basis of the Secretary’s findings that such variations are necessary because of unusually high or low family incomes.

A person seeking the training and employment preference provided by Section 3 bears the responsibility of providing evidence (if requested) that the person is eligible for the preference.
Service area means the geographical area in which the persons benefiting from the Section 3 covered project reside.

Subcontractor means any entity (other than a person who is an employee of the contractor) which has a contract with a contractor to undertake a portion of the contractor’s obligation for the performance of work generated by the expenditure of Section covered assistance, or arising in connection with a Section 3 covered project.

Section 3 joint venture means an association of business concerns, one of which qualifies as a Section 3 business concern, formed by written joint venture agreement to engage in and carry out a specific business venture for which purpose the business concerns combine their efforts, resources, and skills for joint profit:

1. Is responsible for a clearly defined portion of the work to be performed and holds management responsibilities in the joint venture; and

Performs at least 25% of the work and is contractually entitled to compensation proportionate to its work.

Preference for Section 3 Business Concerns (Contracting). The CITY in accordance with Section 3 of the Housing and Urban Development Act of 1968, requires contractors and sub-contractors (including professional service contracts) to direct their efforts towards awarding contracts to Section 3 business concerns in the following order of priority and expend greatest extent feasible efforts to achieve, at minimum, the numerical goals established in this Section:

1. **1st Priority - Category 1 Section 3 Businesses**
   Business concerns that are 51% or more owned by residents of the housing development(s) for which work is performed, or whose full-time, permanent workforce includes 30% of these persons as employees.

2. **2nd Priority - Category 2 Section 3 Businesses**
   Business concerns that are 51% or more owned by residents of a Public Housing developments other than the development(s) where the work is performed or whose full-time permanent workforce includes 30% of these persons (s) employees.

3. **3rd Priority - Category 3 Section 3 Businesses**
   Business concerns that are designated HUD Youth build programs being carried out Indian River County

4. **4th Priority - Category 4 Section 3 Residents**
   Other Section 3 Residents.

Certification Procedure. The CITY has its own program of self-certification for individuals and business concerns seeking recognition as a Section 3 resident or Section 3 business concern as defined in this Section 3 Program. The CITY is charged with administering the Section 3 certification program. Any individual or business concern seeking Section 3 preferences in the awarding of contracts or purchase agreements shall complete appropriate certification forms and provide adequate documentation as evidence of eligibility for preference under the Section 3 program. An individual or business concern may apply for certification as a Section 3 resident or Section 3 business concern either prior to bidding for CITY work or during the actual bidding process. Any business concern that submits certification for preference after receipt of bid will not be
considered eligible for Section 3 preference in the evaluation of that specific bid award. Certifications for Section 3 preference for business concerns must be received by the CITY prior to the submission of bids or along with the bid. Certifications for eligibility as a Section 3 resident may be made at any time. Individuals or business concerns seeking to file for Section 3 preference shall contact:

- A resident seeking preference in training and employment shall certify that he/she is a Section 3 resident by completing the appropriate certification form and attaching adequate proof of Section 3 eligibility.

- A business concern seeking preference in the awarding of a contract or purchase shall certify that the business concern is a Section 3 business by completing the appropriate certification form and attaching adequate proof of Section 3 eligibility as required.

Protest Procedure. The CITY desires to offer to concerned parties a procedure whereby complaints alleging non-compliance with the Section 3 Statute can receive prompt and equitable hearing and resolution. Protests surrounding the CITY Section 3 program may be submitted in writing to the person hereby designated as the City’s grant coordinator:

All complaints of non-compliance with the Section 3 Statute shall conform with the following requirements:

- Complaints shall be filed in writing and shall contain the name, address, and phone number of the person filing the complaint, and a brief description of the alleged violation of the regulations.

- Complaints shall be filed within thirty (30) calendar days after the complainant becomes aware of the alleged violation.

- An investigation as may be appropriate, will follow the filing of a complaint. The investigation will be conducted by the CITY’s Section 3 Coordinator. These rules contemplate informal, but thorough investigations, affording all interested persons and their representatives, if any, an opportunity to submit testimony and/or evidence as may be available and relevant to the complaint.

- Written documentation as to the validity of the complaint and a description of the findings or resolution, if any, will be issued by the Section 3 Coordinator no later than thirty (30) days after the filing of a complaint.

In cases where concerned parties wish to have its complaint considered outside of the Authority, a complaint may be filed with the Assistant Secretary for Fair Housing and Equal Opportunity, Department of Housing and Urban Development, Washington, D.C., 20410. A complaint must be received not later than 180 days from the date of the action or omission upon which the complaints based, unless the time for filling is extended by the Assistant Secretary for good cause shown.

Monitoring. The CITY will monitor sub-recipients for compliance with Section 3 at the same time programmatic and fiscal monitoring activities take place.
Contractor Certification of Efforts to Fully Comply with Employment and Training Provisions of Section 3

The bidder represents and certifies as part of its bid/offer the following:

☐ Is a Section 3 Business concern and has submitted the required certification with the bid. A Section 3 Business concern means a business concern:

1. That is 51% or more owned by Section 3 Resident(s); or
2. Whose permanent, full-time employees include persons, at least 30% of whom are currently Section 3 residents, or within the last three years of the date of first employment with the business concern were Section 3 residents; or

☐ That provides evidence of a commitment to subcontract in excess of 25% of the dollar value of all subcontracts to be awarded to business concrete that meet the qualifications set forth in paragraphs 1 or 2 herein.

☐ Is Not a Section 3 business concern but who has and will continue to seek compliance with Section 3 by certifying to the following efforts to be undertaken.

Efforts to award subcontractor to Section 3 concerns (check all that apply)

☐ By contacting business assistance agencies, minority contractors associations and community organizations to inform them of the contracting opportunities and requesting their assistance in identifying Section 3 businesses which may solicit bids for a portion of the work.

☐ By advertising contracting opportunities by posting notices, which provide general information about the work to be contracted and where to obtain additional information, in the common areas of the applicable development(s) owned and managed by the Housing Authority.

☐ By providing written notice to all known Section 3 business concerns of contracting opportunities. This notice should be in sufficient time to allow the Section 3 business concerns to respond to bid invitations.

☐ By following up with Section 3 business concerns that have expressed interest in the contracting opportunities.

☐ By coordinating meetings at which Section 3 business concerns could be informed of specific elements of the work for which subcontract bids are being sought.

☐ By conducting workshops on contracting procedures and specific contracting opportunities in a timely manner so that Section 3 business concerns can take advantage of contracting opportunities.

☐ By advising Section 3 business concerns as to where they may seek assistance to overcome barriers such as inability to obtain bonding, lines of credit, financing, or insurance, and aiding Section 3 businesses in qualifying for such bonding, financing, insurance, etc.
By developing and utilizing a list of eligible Section 3 business concerns.

By actively supporting and undertaking joint ventures with Section 3 businesses.

**Efforts to provide training and employment to Section 3 residents**

- By entering into a “first source” hiring agreements with organizations representing Section 3 residents.
- By establishing training programs, which are consistent with the requirements of the Department of Labor, specifically for Section 3 residents in the building trades.
- By advertising employment and training positions to dwelling units occupied by Category 1 and 2 residents.
- By contacting resident councils and other resident organizations in the affected housing development to request assistance in notifying residents of the training and employment positions to be filled.
- By arranging interviews and conducting interviews on the job site.
- By undertaking such continued job training efforts as may be necessary to ensure the continued employment of Section 3 residents previously hired for employment opportunities.

Name: ____________________________
Signature: _________________________
Title: _____________________________
      Bidder/offeror, if the Bidder/offeror is an
      Individual Partner, if the Bidder/offeror is
      Partnership Officer, if the Bidder/offeror is
      a Corporation

Company Name: _____________________
Date: ______________________________

NOTARY PUBLIC
SEAL OF OFFICE

Subscribed and sworn to before me

This ______________________ day of ______________________, 20__.
My Commission expires ______________________, 20__.
CERTIFICATIONS

In accordance with the applicable statutes and the regulations governing the consolidated plan regulations, the jurisdiction certifies that:

Affirmatively Further Fair Housing -- The jurisdiction will affirmatively further fair housing.

Uniform Relocation Act and Anti-displacement and Relocation Plan -- It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, (42 U.S.C. 4601-4655) and implementing regulations at 49 CFR Part 24. It has in effect and is following a residential anti-displacement and relocation assistance plan required under 24 CFR Part 42 in connection with any activity assisted with funding under the Community Development Block Grant or HOME programs.

Anti-Lobbying -- To the best of the jurisdiction's knowledge and belief:

1. No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;

2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions; and

3. It will require that the language of paragraph 1 and 2 of this anti-lobbying certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

Authority of Jurisdiction -- The consolidated plan is authorized under State and local law (as applicable) and the jurisdiction possesses the legal authority to carry out the programs for which it is seeking funding, in accordance with applicable HUD regulations.

Consistency with plan -- The housing activities to be undertaken with Community Development Block Grant, HOME, Emergency Solutions Grant, and Housing Opportunities for Persons With AIDS funds are consistent with the strategic plan in the jurisdiction’s consolidated plan.

Section 3 -- It will comply with section 3 of the Housing and Urban Development Act of 1968 (12 U.S.C. 1701u) and implementing regulations at 24 CFR Part 135.

____________________________  _________ Signature of Authorized Official   Date

____________________________ Title
Specific Community Development Block Grant Certifications

The Entitlement Community certifies that:

Citizen Participation -- It is in full compliance and following a detailed citizen participation plan that satisfies the requirements of 24 CFR 91.105.

Community Development Plan -- Its consolidated plan identifies community development and housing needs and specifies both short-term and long-term community development objectives that that have been developed in accordance with the primary objective of the CDBG program (i.e., the development of viable urban communities, by providing decent housing and expanding economic opportunities, primarily for persons of low and moderate income) and requirements of 24 CFR Parts 91 and 570.

Following a Plan -- It is following a current consolidated plan that has been approved by HUD.

Use of Funds -- It has complied with the following criteria:

1. Maximum Feasible Priority. With respect to activities expected to be assisted with CDBG funds, it has developed its Action Plan so as to give maximum feasible priority to activities which benefit low- and moderate-income families or aid in the prevention or elimination of slums or blight. The Action Plan may also include CDBG-assisted activities which the grantee certifies are designed to meet other community development needs having particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community, and other financial resources are not available (see Optional CDBG Certification).

2. Overall Benefit. The aggregate use of CDBG funds, including Section 108 guaranteed loans, during program year(s) _________________________ [a period specified by the grantee of one, two, or three specific consecutive program years], shall principally benefit persons of low and moderate income in a manner that ensures that at least 70 percent of the amount is expended for activities that benefit such persons during the designated period.

3. Special Assessments. It will not attempt to recover any capital costs of public improvements assisted with CDBG funds, including Section 108 loan guaranteed funds, by assessing any amount against properties owned and occupied by persons of low and moderate income, including any fee charged or assessment made as a condition of obtaining access to such public improvements.

However, if CDBG funds are used to pay the proportion of a fee or assessment that relates to the capital costs of public improvements assisted with CDBG funds (assisted in part with CDBG funds) financed from other revenue sources, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds.

In addition, in the case of properties owned and occupied by moderate-income (not low-income) families, an assessment or charge may be made against the property for public improvements financed by a source other than CDBG funds if the jurisdiction certifies that it lacks CDBG funds to cover the assessment.

Excessive Force -- It has adopted and is enforcing:

1. A policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and

2. A policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within its jurisdiction.
Compliance with Anti-discrimination laws -- The grant will be conducted and administered in conformity with title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d) and the Fair Housing Act (42 U.S.C. 3601-3619) and implementing regulations.

Lead-Based Paint -- Its activities concerning lead-based paint will comply with the requirements of 24 CFR Part 35, Subparts A, B, J, K and R.

Compliance with Laws -- It will comply with applicable laws.

_____________________________  _____________ Signature of Authorized Official   Date

_____________________________ Title