



LEGISLATIVE MEMORANDUM

TO: Honorable Mayor and Members of the City Council

FROM: Suzanne Sherman, City Manager

THRU: Ibis S. Berardi, Community and Economic Development Acting Director

DATE: April 4, 2024

RE: Consideration of a funding request through the State Housing Initiative Program (SHIP) for South Brevard Women's Center relating to special needs transitional housing rehabilitation for homeless and at-risk families who are victims of domestic violence (\$270,802).

SUMMARY:

At the March 20, 2024, Community Development Advisory Board (CDAB) regular meeting, the Board recommended to fund the application from South Brevard Womens Center (SBWC) with State Housing Initiative Partnership (SHIP) funds. SBWC is requesting funding for the renovation of four (4) rental units of their Transitional Housing Facility which houses homeless and at-risk families who are victims of domestic violence. The maximum award amount under the City's State Housing Initiatives Partnership (SHIP) Local Housing Assistance Plan (LHAP) is \$100,000 per unit. SBWC is requesting a total of \$270,802 in SHIP funding.

If approved by City Council, the \$270,802 would be allocated from the City's SHIP allocation for Fiscal Year (FY) 2022-2023. This funding allocation will enable the City to fulfill the Special Needs set aside as Survivors of Domestic Violence are identified as a Special Needs category under Florida Statute 420.0004 (13). This contribution is eligible under the Rental Development Strategy of the current Local Housing Assistance Plan (LHAP). Furthermore, per the LHAP, this strategy is designed to aid eligible sponsor organizations for the production of affordable rental housing. This strategy will provide for partnering with for-profit affordable housing developers and non-profit sponsor agencies for the construction/rehabilitation of rental units to serve income qualified residents within Palm Bay.

SHIP sponsor selection outside of the advertised competitive application may be encumbered by the local government at their discretion when funding is being requested as a match for Florida Housing Finance Corporation or Federal competitive cycles, for which the SBWC has applied for additional funding. Eligible sponsors will at a minimum, meet the following criteria:

- Eligible sponsors will be a non-profit having obtained official designation as 501(c)(3) and in operation for more than 12 months, a community-based organization or a for-profit corporation organized and established under the laws of the State of Florida.
- Eligible sponsors will have an established record of construction and/ or rehabilitation of affordable housing.
- Eligible sponsors will be required to provide substantial evidence of its ability to construct or otherwise deliver a completed project within a reasonable timetable. Preference will be given to non-profit and for-profit organizations, which hire personnel from Welfare Transition, Workforce Development Initiatives and other employment assistance programs.
- The non-profit or for-profit corporation must have financial accountability standards that permit the City of Palm Bay Housing Division to account for and audit SHIP funds.

REQUESTING DEPARTMENTS:

Community & Economic Development

FISCAL IMPACT:

If approved, funding in the amount of \$270,802 and a project number will be established in 111-3411-554-38-09 utilizing SHIP Program funds for South Brevard Womens Center.

STAFF RECOMMENDATION:

Motion to approve the funding request from South Brevard Women’s Center, Inc. for monetary support from the City of Palm Bay in the amount of \$270,802 from SHIP Program funds for the rehabilitation of four (4) rental units at the Transitional Housing Facility which houses homeless and at-risk families who are victims of domestic violence.

ATTACHMENTS:

1. Request for Funding
2. Operating Budget
3. Rental Proforma
4. Sources & Uses of funds
5. Rental Rates