



LEGISLATIVE MEMORANDUM

TO: Honorable Mayor and Members of the City Council

FROM: Scott Morgan, Interim City Manager

THRU: Joan Junkala-Brown, Deputy City Manager; Ibis Camacho, Assistant Director of Community & Economic Development

DATE: April 17, 2025

RE: Reconsideration of the Program Year 2025-2026 Annual Action Plan and staff recommendation for programs and activities to be funded under the HOME Program.

SUMMARY:

Please note: This item is not the required Public Hearing as required by the U.S. Department of Housing & Urban Development (HUD). Staff is simply seeking consideration from City Council on a staff recommendation for the use of Program Year (PY) 2025-2026 HOME Program funds. Staff will return with the required Public Hearing items at a future Council meeting, depending upon Council discussion.

At the April 3, 2025 Regular Council Meeting, staff presented the only application received under the Request for Applications for HOME Program funds. City Council voted to deny HOME Program funding for applicant. Council provided direction to staff to resolicit the availability of HOME funds, expressly for the purpose of serving senior citizens. Staff would like to present to City Council another alternative that meets the HOME Program requirements, addresses Council's request to serve senior citizens, and ensures the City remains timeline in its submission of the PY 2025-2026 Annual Action Plan for the HOME Program.

Staff is proposing to allocate \$170,425.62 in HOME funds for owner-occupied housing rehab for seniors. The City currently has an active SHIP Owner-Occupied Rehab Program. There are 212 households on the wait list; however, the wait list is currently closed due to limited funding. The maximum award under the SHIP program is currently \$75,000; however, not every rehab project requires the full funding. Depending upon the maximum award under the HOME Program, the City could conceivably fund the rehabilitation of fee-simple owner-occupied homes for 2-3 income-eligible senior citizens. The SHIP Owner-Occupied Rehab Program is administered by the Housing Division within the Community & Economic Development Department. For households receiving assistance under the SHIP program, the City places a ten (10) year forgivable lien on the property.

While the two programs would be similar in process and procedures, there are a few different requirements between the two programs as the SHIP program is State-funded and the HOME program is Federally funded. The HOME Program will require the City to conduct environmental reviews for each property and follow the federal procurement process for solicitation and monitoring of contractors, to name a few. Existing Housing Division staff are capable and have the capacity to oversee a HOME-funded owner-occupied rehab program for senior citizens. Other Brevard County HOME Consortium jurisdictions that administer this program include the cities of Melbourne and Titusville.

If Council provides consensus for staff to procedure with a HOME-funded owner-occupied rehab program, staff will advertise and prepare the first Public Hearing for one of the Council meetings in May, followed by the second and final Public Hearing on July 3, 2025 as originally scheduled. the Public Hearings would note the allocation of HOME funds as follows:

Owner-Occupied Rehab for Senior Citizens	\$170,425.62
CHDO Set-Aside (15%)	\$34,085.12
Administration (City)	\$16,883.50
Administration (Brevard County - HOME Consortium)	\$5,839.92
TOTAL	\$227,234.16

Additional unobligated HOME funding from prior program years may also be allocated to the HOME-funded owner-occupied housing rehab program to assist senior citizens or the general public, as deemed income-eligible.

REQUESTING DEPARTMENT:

Community & Economic Development

FISCAL IMPACT:

There is no fiscal impact.

STAFF RECOMMENDATION:

Motion for consensus on staff's recommendation for Program Year 2025-2026 Annual Action Plan programs and activities to be funded under the HOME Program.