

## **Community Development Block Grant (CDBG) Citizens Advisory Task Force**

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**The CDBG Citizens Advisory Task Force will meet at 12:00 p.m. on Friday, March 4, 2016 in the City Commission Chambers located at 516 8<sup>th</sup> Avenue W., Palmetto, FL 34221**

### **AGENDA**

1. Call to Order
2. Election of 2015/2016 Chairman & Vice Chairman – Action Required
3. Discussion Item – Presentation of CDBG Categories for recommendation to City Commission for 2015/2016 Fiscal Funding Year Application(s) – Action Required
  - a. Guardian CRM Inc will present CDBG Categories and eligible activities. The CATF shall hear public comments and CATF member comments before suggestions of City staff or consultants. After public input, staff comments may be heard and then the CATF will make motion to recommend a specific CDBG category to the City Commission for application to the Florida Department of Economic Opportunity.
4. CDBG CATF Fair Housing Workshop
5. Adjournment

The City of Palmetto supports Fair Housing, EEO and is Handicap Accessible.

Anyone who needs a special accommodation for this meeting may contact Jim Freeman [jfreeman@palmettofl.org](mailto:jfreeman@palmettofl.org) 941-723-4570, at least 48 hours in advance of the meeting. Anyone who may wish to appeal any decision made at this meeting will need to ensure that a verbatim record of the proceedings is made, which includes testimony and evidence upon which the appeal is based.

Posted: February 26, 2016

# Fair Housing Workshop

Brought to you by  
The City of Palmetto  
and

Guardian Community Resource Management, Inc.



Community Development Block Grant  
March 4, 2016



# Fair Housing Act



The Fair Housing Act was established to protect people from discrimination when purchasing or renting a property.

- Fair Housing Ordinance
- Florida Chapter 760 FS
- CDBG Award Agreement

# Fair Housing Act



**It is illegal to discriminate based on the race, color, religion, sex, national origin, age, disability, genetics or familial status when renting, selling or financing a home or property**

**You Have Rights!!** If you feel you have been discriminated against when buying or renting a home, at the end of this presentation we will provide you with a contact who can help you follow up on your situation.

# Fair Housing Act



## Who Is Not Protected

Discrimination based on the following factors are not covered by the Fair Housing Act

- Martial Status
- Sexual Orientation
- Source of Income
- Criminal History, including Sexual Offenders, and Juvenile offenders
- Non-recovering users of illegal substances

# Fair Housing Act



## Excludes

- An owner-occupied building with up to four units
- A home sold or rented by the owner as long as he or she does not own more than three homes or use a real estate agent or has not sold a home in the last 24 months.
- A housing development operated by an organization or club.
- A housing development for 55+ adults

# Under the Fair Housing Act It Is Against The Law To



- Refuse to rent or sell a home to a person who falls into one (or more) of the protected classes and being in those classes is the basis for the refusal;
- Tell you housing is unavailable when in fact it is available;
- Deny a person with children under the age of 18 a specific unit in an apartment building for which he or she has otherwise qualified;
- Discriminate against residents because of the disability associated with them. (“Associated” means children, parents, friends, spouses, roommates, patients, etc.).

# Under the Fair Housing Act It Is Against The Law To



- Advertise housing to preferred groups of people only;
- Threaten, coerce, intimidate, or interfere with someone who is advocating for his or her fair housing rights;
- Impose different terms or conditions on a mortgage loan;
- Make assumptions about your ability to pay based only on your race or national origin; Note: A bank does not have to loan you money if you cannot show that you can repay that loan;
- Ask a person with a disability to prove he/she can live independently.

# Under the Fair Housing Act It Is Against The Law To



- Show you apartments or homes in certain neighborhoods only;
- Ask you about a disability unless you are requesting an accommodation or applying for housing that gives priority to persons with disabilities;
- Ask you to provide more documentation than is necessary to prove your disability and its connection to your requested reasonable accommodation;
- Refuse a reasonable accommodation unless it is not related to the person's disability or it would fundamentally alter the nature of the provider's operations or would impose an undue financial and administrative burden.

# Fair Housing Act

## Filing a Complaint



**Florida Council on Human Relations:**

[http://fchr.state.fl.us/complaints\\_1/housing](http://fchr.state.fl.us/complaints_1/housing)

**Office of Fair Housing and Equal Opportunity**

**U.S. Department of Housing and Urban Development**

**Room 5204**

**451 Seventh St. SW**

**Washington, DC 20410-2000**

<http://www.hud.gov/complaints/housediscrim.cfm>

<http://fchr.state.fl.us/>

You can call toll-free 1-800-669-9777 or 1-800-927-9275 (TTY)

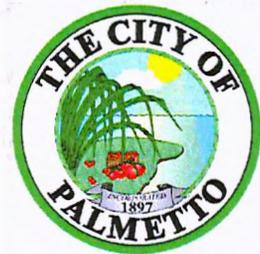
# Fair Housing Act

## QUESTIONS?

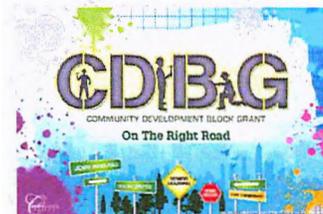


# Community Development Block Grant

The City of Palmetto  
and  
Guardian Community Resource Management, Inc.



Citizens Advisory Task Force Meeting  
Friday, March 4, 2016



# CDBG FIRST PUBLIC HEARING ORDER



1. Review CDBG program and categories
2. Review CDBG eligible activities
3. Receive public comment on CDBG eligible local needs
4. Receive elected official comment on CDBG eligible local needs
5. **ONLY after public and elected official input, CATF, City staff and consultant comments may be heard**

# Community Development Block Grants



**C • D • B • G**

*signs of progress • signs of success*

1. Federal Funding to the State
2. State Develops Rule and Application
3. Competitive Process
4. Benefit to Low and Moderate Income (LMI)
5. Eligible Applicants:
  - a) Cities of less than 50,000 population
  - b) Counties of less than 200,000 population

# Community Development Block Grants



1. Very, very competitive (common to take 2-3 tries)
2. This may be a double cycle year (March, October)
3. Community Wide Need Scores (CWNS) are base scores calculated by FDEO/HUD
4. Income documentation required – census can be used but survey is usually required to achieve score (51% LMI min, 70% LMI is better for score)

# 2015 CDBG Income Limits

## Persons in Family

FY 2015 Income Limit Area	Median Income	FY 2015 Income Limit	Category
		1	
		2	
		3	
		4	
		5	
		6	
		7	
		8	

Very Low (50%) Income Limits (\$)
21,250
24,300
27,350
30,350
32,800
35,250
37,650
40,100

Manatee County	\$62,300	Extremely Low (30%) Income Limits (\$)
		12,750
		15,930
		20,090
		24,250
		28,410
		32,570
		36,730
		40,100

Low (80%) Income Limits (\$)
34,000
38,850
43,700
48,550
52,450
56,350
60,250
64,100

# Funding Categories



## Regular Category (\$750,000)

### 1. Neighborhood Revitalization (infrastructure)

- LMI neighborhood min 51% LMI; 70% LMI will maximize score
- Minimum 85 LMI households (HH) in the project area served by the CDBG work for max score; 90 room for errors
- Eligible Activities: water, sewer, roads, storm, neighborhood centers, parks, sidewalks
- New sewer and water score the highest
- Leverage up to \$50,000 for 25 points
- Ready to proceed (plans, specs, permit apps) 100 points

# Funding Categories



## Regular Category (\$750,000)

### 2. Housing Rehabilitation (rehabilitation/repair)

- LMI owner occupied repairs: code, safety, hardening
- Leverage \$50,000 (can be County SHIP) 25 points
- Green improvements in Housing Assistance Plan for score
- 10 owner occupied units must be addressed to max score
- Very Low Income and Low Income HH to maximize points
- A CDBG Housing Assistance Plan with priorities such as disabled, veterans, elderly head of HH must be adopted

# Funding Categories



## Regular Category (\$750,000)

### 3. Commercial Revitalization (CRA improvements)

- Commercial Redevelopment Area (City does not have one)
- LMI town wide at least 51%;
- Sidewalks parking, lighting, building code, facades
- Leverage for score (can be Tax Increment Financing/TIF)
- Ready to proceed is important to score
- Optional points for other community development architectural standards, market study, vacant commercial properties

# Economic Development



**Economic Development (maximum \$1,500,000)**

***Open until State funds expended – does not compete with regular CDBG***

- Infrastructure needed for business expansion or new business: water, sewer, rail, traffic, roads, gas, fiber
- Local government-owned buildings; market rent
- Job Creation required: grant per job under \$35,000
- At least 51% of the jobs created going to persons of LMI households; diploma or equivalent and on job training

# Economic Development, cont.



## Economic Development – Sample program

- e) Public Benefit Standards = cost per job under \$35,000 (e.g. – For a \$1,500,000 grant:  $\$1,500,000$  divided by  $\$34,999 = 42.85 = \text{round up} = 43$  Jobs Minimum)
- f) National Objective = Job Creation with at least 51% of the jobs created going to LMI Persons. (e.g. Above 43 Jobs times  $.51 = 21.85 = \text{round up} = 22$  LMI Jobs)

# Process and Action Plan



1. CATF (appointed; at least 5 citizens; 51% LMI; required to meet once before the 1st Public Hearing) March 2016
2. First Public Hearing (review categories) March 2016
3. Income Surveys if applicable
4. Application Draft March 2016
5. Second Public Hearing (resolution to submit; leverage funds of \$50,000) April 2016
6. Application Finalized and Submitted April 25, 2016
7. Economic Development can apply until funds expended



- 1. PUBLIC INPUT CDBG NEEDS**
- 2. COMMISSION INPUT CDBG NEEDS**
- 3. OTHER COMMENTS**

City of Palmetto

CDBG Program Review

Questions



Thank You