

INDIAN RIVER COUNTY, FLORIDA
M E M O R A N D U M

TO: Jason E. Brown; County Administrator

THROUGH: Phillip J. Matson, AICP; Community Development Director

FROM: John Stoll; Chief Long Range Planning

DATE: August 1, 2022

SUBJECT: Non-Profit Housing Community Rehab (RENO) Program and Non-Profit Housing Construction (CENO) Program Award Recommendations.

BACKGROUND:

On March 11, 2021, the 1.9 trillion-dollar American Rescue Plan Act of 2021 was signed into law. The American Rescue Plan (ARP) is a stimulus package that was intended to speed up the United States' recovery from the impacts of COVID-19. Indian River County received funding through ARP in the amount of \$31,063,168.

On March 15, 2022, the BCC considered, approved, and directed staff to begin implementation of the County's Non-Profit Housing Community Rehab (RENO) Program and Non-Profit Housing Construction (CENO) Programs.

ANALYSIS

County Staff reviewed all RENO and CENO applications that were submitted internally. A detailed analysis along with recommendations for awards is provided below for each application.

Non-Profit Housing Construction (CENO) Program

CENO program funding is limited to non-profit entities headquartered in Indian River County for the purpose of constructing affordable duplex, townhomes, and apartment units that serve disadvantaged populations. Under the CENO program, grant awards of up to \$60,000 (per affordable housing unit) are available, and one applicant may receive up to \$180,000 of CENO funding for the construction of 3 affordable housing units (3 x \$60,000). There is \$400,000 of total funding under this program. The application window for CENO ranged from March 15, 2022 until June 15, 2022. Following the close of the application window on June 15, 2022, four (4) total CENO applications (Attachment 1) were received, and an analysis of each application is included below.

1. St. Francis Manor is a non-profit organization headquartered in Vero Beach, FL that currently serves approximately 120 residents. The mission of St. Francis Manor is to

provide affordable, independent living to senior citizens on limited income in an attractive, safe and socially supportive environment.

St. Francis Manor submitted a CENO application requesting \$180,000 in order to construct two new nine (9) – unit buildings that will house eighteen (18) low income seniors. The project site is located at 1750 20th Ave in Vero Beach. The estimated total cost of the project is \$2,670,500.

Staff recommends that the full funding request of \$180,000 be awarded to St. Francis Manor.

2. Treasure Coast Homeless Services Council is a non-profit organization headquartered in Indian River County. The mission of the Treasure Coast Homeless Services Council is to prevent and end homelessness on the Treasure Coast and to assure that if homelessness happens, it is brief and non-recurring.

Treasure Coast Homeless Services Council submitted a CENO application requesting \$180,000 in order to construct a triplex on land donated by Indian River County and located at 4255 32nd Ave in Gifford. The proposed triplex will house three (3) separate families and will have a total of 8 available bedrooms. Additionally, John's Island Foundation has awarded \$200,000 to assist with this project that will provide much needed affordable housing to low income families in Indian River County. The total cost for this project is \$390,000.

Staff recommends that the full funding request of \$180,000 be awarded to Treasure Coast Homeless Services Council.

3. Coalition for Attainable Homes is a non-profit organization headquartered in Indian River County that constructs affordable dwelling units for low-income people in the community.

Coalition for Attainable Homes submitted a CENO application requesting \$60,000 in order to construct an affordable accessory dwelling unit for an elderly individual on property located at 4216 24th Court in Vero Beach. The total cost for this project is \$96,425.

Staff recommends that the full funding request of \$60,000 be awarded to Coalition for Attainable Homes. In order to provide the entire \$60,000, staff is recommending that \$20,000 in unused grant funding be reallocated from the RENO program into CENO for this project.

4. The Housing League is a non-profit organization operating in Indian River County. The mission of The Housing League is to provide housing to low and moderate-income families.

The Housing League submitted a CENO application requesting \$180,000 in order to construct one single-family home that would be affordable for low to moderate income individuals. The total cost for this project is \$264,060.

Staff is not recommending funding for this project at this time. The CENO program was developed for multifamily projects that would serve disadvantaged populations. While this application is intended to provide housing for low to moderate income individuals, the proposal is not as closely aligned with the program parameters as the three other projects that were submitted. With all CENO funds exhausted for the previously described projects, there is no grant funding remaining to fund this project.

Non-Profit Housing Community Rehab (RENO) Program

RENO program funding is limited to non-profit entities headquartered in Indian River County for the purpose of rehabilitation, repair, and remodeling of housing facilities that serve disadvantaged populations, with an emphasis on large communal/group facilities. While the total amount of funding available to this program is \$600,000, a single grant award of up to \$400,000 is allowed. Following the close of the application window on June 15, 2022, one (1) total RENO application (Attachment 1) was received, and an analysis of that application is included below.

1. In addition to their CENO application, Treasure Coast Homeless Services Council submitted a RENO application requesting \$105,240 in order to replace five roofs that are leaking on existing affordable housing units maintained by Treasure Coast Homeless Services. The total cost for this project is \$105,240.

Staff recommends that the full funding request of \$105,240 be awarded to Treasure Coast Homeless Services Council.

RECOMMENDATION

Staff recommends that the Board of County Commissioners:

1. CENO Program:
 - a. Award \$180,000 to St. Francis Manor in order to construct two new nine-unit buildings intended to house low-income seniors.
 - b. Award \$180,000 to Treasure Coast Homeless Services Council in order to construct a triplex intended to house low-income families.
 - c. Award \$60,000 to Coalition for Attainable Homes in order to construct an accessory dwelling unit intended to house a low-income senior.
 - i. In order to provide the full funding request, staff recommends that \$20,000 be transferred from the RENO program into the CENO program.
2. RENO Awards:

- a. Award \$105,240 to Treasure Coast Homeless Services in order to replace roofs on affordable housing units.
3. Authorize the Board Chair to sign Indian River County American Rescue Plan Agreements for each grant recipient.

ATTACHMENTS

1. Application Summary