



Town Hall  
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**TOWN COMMISSION WORK SESSION AGENDA  
February 13, 2018 – TOWN MEETING HALL  
7:00 P.M.**

*Persons deciding to appeal decisions of the Commission will need to ensure verbatim records of the proceeding including testimony and evidence as a basis for the appeal (§286.0105).*

1. **CALL TO ORDER:**
2. **FAIR HOUSING WORKSHOP**
3. **ADJOURNMENT:**

**Local Elected Officials And General Public**  
**Fair Housing Training Agenda**  
**February 13, 2018**

**I. Purpose of This Meeting**

Educate local elected officials and general public concerning fair housing requirements

**II. Laws That Protect Fair Housing**

- Local Ordinance
- State Law (Statute 760.23(1), Florida Statutes)
- Federal Law (Civil Rights Act of 1968, amended 1988)

**III. Recognizing Discrimination**

*Under the Fair Housing Act, It is Against the Law to:*

- Refuse to rent to you or sell you housing
- Tell you housing is unavailable when in fact it is available
- Show you apartments or homes in certain neighborhoods only
- Advertise housing to preferred groups of people only
- Refuse to provide you with information regarding mortgage loans, deny you a mortgage loan, or impose different terms or conditions on a mortgage loan
- Deny you property insurance
- Conduct property appraisals in a discriminatory manner
- Refuse to make certain modifications or accommodations for persons with a mental or physical disability, including persons recovering from alcohol and substance abuse, and HIV/AIDS-related illnesses
- Fail to design and construct housing in an accessible manner
- Harass, coerce, intimidate, or interfere with anyone exercising or assisting someone else with their fair housing rights

*Based on these factors...*

- Race
- Color
- National origin
- Religion
- Sex
- Familial status (families with children under the age of 18, or who are expecting a child), or
- Handicap (if you or someone close to you has a disability)

**IV. Several ways to make a complaint**

- 1) Fill out an online form at <http://www.hud.gov/hdiscrim.html>;
- 2) You can call toll-free 1-800-669-9777;
- 3) Complete the attached form and mail to:

Office of Fair Housing and Equal Opportunity  
Department of Housing and Urban Development  
Room 5204 451 Seventh St. SW  
Washington, DC 20410-2000

- 4) You can write HUD a letter with:
  - Your name and address
  - The name and address of the person your complaint is about
  - The address of the house or apartment you were trying to rent or buy
  - The date when this incident occurred
  - A short description of what happened
  - Then mail it to the Fair Housing Hub closest to you (listed in handout)

**TOWN OF OAKLAND**  
**FFY 2017 COMMUNITY DEVELOPMENT BLOCK GRANT**

**FIRST PUBLIC HEARING – FEBRUARY 13, 2018**

**Purpose of the Hearing**

- Two public hearings are required to ensure the public can voice opinions on the proposed application.
- This hearing is held to outline the type of grants that are possible; a second hearing will be held to review the draft application before it is submitted to DEO.
- Recommended wording on selecting grant categories is provided below.

**Program Overview**

The Florida Small Cities Community Development Block Grant Program is a competitive grant program that awards funds to eligible cities, counties, towns and villages. An eligible city must have a population under 50,000, and an eligible county must have a population under 200,000.

**CDBG Program Objectives**

- Benefit low- and moderate- income persons (a minimum of 51%)
- Aid in the prevention or elimination of slum or blight
- Other urgent community development needs

**Regular Categories and Activities - \$600,000**

A local government *may apply for only one these grants and may have only one of these grants open* at any given time. There is a set application due date each year; not announced, but expected to be in May 2018 for this cycle. Communities are scored and ranked against other communities applying in the same category.

- **Housing Rehabilitation** – Assists low- and moderate- income residents with physical improvements that address code, safety and other rehabilitation items. In some cases, severely damaged structures may be demolished and replaced.

**OR**

- **Neighborhood Revitalization** – Assists communities with infrastructure improvements, such as paving, fire protection, drinking water, sewer, flood and drainage, handicap accessibility in public facilities, and other similar activities. It is required that no less than 51% of the residents who benefit from these activities be low to moderate income.

**OR**

- **Commercial Revitalization** – Provides funds to address improvements to downtown or commercial districts, including water, sewer, sidewalks, parking, building facades, etc. West Melbourne does not meet the community wide 51% LMI Percentage for a Commercial Revitalization category application. Calculated Town-wide LMI is 19.69%. A self-conducted Town-wide income survey or a determination of slum and blight conditions would be required to apply.

**Economic Development Category – up to \$1,500,000 (Depending on job creation numbers)**

A local government can be awarded one new economic development grant every year and there is *no limit to the number of these grants that can be open* at any given time, provided all grants are on schedule. A local government may apply for an economic development grant even if it has an open housing,

neighborhood, or commercial grant, provided that grant is on schedule. There is no deadline – funds are awarded on a first come/first serve basis. Funds are awarded based upon the number of jobs the project will create or retain at a ratio of \$34,999 per job, up to \$1,500,000.

These funds are used to build infrastructure necessary to attract new businesses or retain expanding businesses. *Job creation is required*, and at least 51% of the jobs created must be available to low-to-moderate income persons. (Low to moderate income jobs are defined as positions requiring no more than a high school diploma. If additional training is required, the company must provide this training at no cost to the employee.)

It is important to note that the Economic Development Category requires the participation of a business that is willing to commit to job creation or job retention.

**Citizen Advisory Task Force (CATF)**

The Town’s CDBG Citizen Advisory Task Force (CATF) met on February 13, 2018, to discuss development of an application.

**RECOMMENDED MOTIONS**

1. ***“MOTION TO PROCEED WITH A FFY 2017 COMMUNITY DEVELOPMENT BLOCK GRANT IN THE (NEIGHBORHOOD REVITALIZATION) OR (HOUSING REHABILITATION) CATEGORY.”***

***-AND-***

2. ***“MOTION TO PROCEED WITH A FFY 2017 COMMUNITY DEVELOPMENT BLOCK GRANT IN THE ECONOMIC DEVELOPMENT CATEGORY SHOULD AN ELIGIBLE PROJECT BE IDENTIFIED.”***

**FAIR HOUSING PUBLIC  
INFORMATION MEETING**

The Town of Oakland will conduct a fair housing meeting for the public and local elected officials on Tuesday, February 13, 2018, during a Regular Town Commission meeting beginning at 7:00 p.m. at the Oakland Town Commission Meeting Hall, 221 North Arrington Street, Oakland, FL. This meeting is intended to provide the public and local elected officials with information concerning fair housing requirements. Anyone interested in understanding the importance of fair housing should attend.

**A FAIR HOUSING/EQUAL  
OPPORTUNITY/HANDICAP ACCESS  
JURISDICTION**

**TOWN OF OAKLAND  
NOTICE OF FIRST PUBLIC HEARING**

The Town of Oakland is considering applying to the Florida Department of Economic Opportunity for a FFY 2017 Small Cities Community Development Block Grant (CDBG) application. The Town is eligible to apply for up to \$600,000 in the neighborhood revitalization, commercial revitalization and housing rehabilitation categories and up to \$1.5 million in the economic development category. Construction activities funded through the CDBG Program must meet one of the following National Objectives:

1. Provide benefit to low- and moderate-income persons;
2. Prevent or eliminate slum or blight conditions; or
3. Meet a need of recent origin having a particular urgency.

The types of activities that CDBG funds may be used for include constructing storm water ponds, paving roads and sidewalks, installing sewer and water lines, building a community center or park, making improvements to a sewage treatment plant, and rehabilitating low-income homes. Additional information regarding the range of activities that could be funded will be provided at the public hearing.

In developing an application for submission to DEO, the Town must plan to minimize displacement of persons as a result of planned CDBG activities. In addition, the Town is required to develop a plan to assist displaced persons.

The public hearing to receive citizen views concerning the community's housing, economic and other community development needs will be held on **Tuesday, February 13, 2018, during a Regular Town Commission meeting which will begin at 7:00 PM at the Oakland Town Commission Meeting Hall, 221 North Arrington Street, Oakland, FL.**

This is a handicapped accessible facility. Pursuant to the provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in the hearing is asked to advise the Town at least five days before the hearing by contacting Kim Gay, Town Clerk, P.O. Box 98, Oakland, FL 34760, or phone (407) 656-1117 at least 24 hours before the meeting.

If you are hearing or speech impaired, please contact the Town using the Florida Relay Service, 1(800) 955-8771 (TDD) or 1(800) 955-8770 (Voice).

Any non-English speaking person wishing to attend the public hearing should contact Kim Gay, Town Clerk, by phone (407) 656-1117 at least three days prior to the hearing and an interpreter will be provided.

**A FAIR HOUSING/EQUAL OPPORTUNITY/HANDICAP  
ACCESS JURISDICTION**