2025-30

City of Brevi Springs

Consolidated Plan
The Community Guide

CITY OF BREVI SPRINGS

A Visual Guide to our 5-Year Housing & Community Development Strategy

2025–2030

Your Guide to Brevi Springs' 5-Year Housing & Community Plan

Every five years, Brevi Springs creates a Consolidated Plan that sets the direction for using federal HUD funds to strengthen housing, neighborhoods, and community services. This guide gives residents a clear, visual look at the needs, priorities, and goals that will shape this work from 2025 to 2030.

Inside This Guide:

This plan starts with our community's needs. We look at local data, listen to residents, and follow HUD rules for how federal funds can be used. Then we set five-year goals for housing, neighborhoods, and community services.

How the Consolidated Plan works:

1. HUD funds come in
2. We study needs + listen
3. We set 5-year goals

See the Full Plan

Scan to view the full Consolidated Plan:

KEY DETAILS

Brevi Springs receives several federal HUD grants to support housing, homelessness response, neighborhood services, and neighborhood improvements. The Consolidated Plan sets the five-year strategy, while Annual Action Plans decide the specific projects funded each year.

About

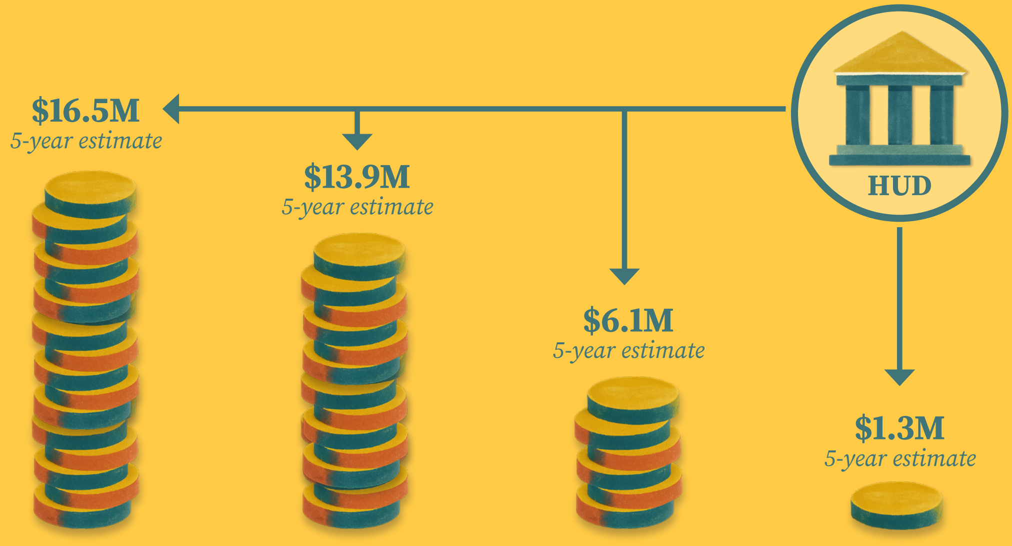
$37 Million

in estimated HUD funding over five years

- **These are federal HUD funds**
  They are separate from the City's general fund.
- **Each grant has its own purpose**
  Different funds can be used for different kinds of housing and community needs.
- **The Consolidated Plan sets direction**
  It identifies priority needs and outlines how funds should be used over five years.
- **Annual Action Plans choose specifics**
  They assign yearly projects, budgets, and activities within that larger strategy.

The Federal Funds Behind This Plan

These four HUD grants are the main federal funding sources behind Brevi Springs' housing and community development strategy over the next five years.



HOPWA

Housing Opportunities for Persons With AIDS

Housing assistance and supportive services for people living with HIV/AIDS and their households.

CDBG

Community Development Block Grant

Flexible funding for neighborhood improvements, public facilities, housing programs, and community services.

HOME

HOME Investment Partnerships Program

Funding for affordable housing creation, rehabilitation, rental assistance, and homeownership support.

ESG

Emergency Solutions Grant

Funding to prevent and respond to homelessness through shelter, outreach, rapid rehousing, and related services.

Together, these grants help fund local efforts that support housing stability, neighborhood quality, and community well-being

What Shaped the Plan?

How Brevi Springs Gathered Input

Brevi Springs gathered community input through surveys, ward meetings, direct outreach, public notices, and conversations with local partners. That input, together with housing and demographic data, helped shape the City's priority needs and five-year strategy.

HOW WE ENGAGED

- Direct Mailings
- Community Meetings
- Needs Survey
- Stakeholder Consultations
- Public Media

What We Heard

Based on the top responses to the Priority Needs Survey and community feedback, the priority themes were:

COMMUNITY PRIORITIES

- Housing
- Homelessness
- Mental health and special needs
- Infrastructure and neighborhoods
- Community and economic services

Community Input
+
Local Data
=
Priority Needs

__Next:__ a closer look at Brevi Springs' households, incomes, and housing challenges...

BY THE NUMBERS

124,850 postcards mailed

7 community meetings

308 surveys completed

1 public hearing

30 day public comment period

Brevi Springs Today
People and Housing

How Growth Is Shaping Brevi Springs' Housing Needs

Brevi Springs has grown, and our housing needs have changed with it. As more people call the city home, the need for affordable, stable housing that fits different household sizes has become more urgent. The Consolidated Plan shows that housing affordability is Brevi Springs' most common housing problem, especially for renters and lower-income households. This snapshot starts with the people and households behind those needs

Total population in 2024:

324K

91K
Households

A household is everyone living in one home, related or not. Many plan metrics use households, not just individuals.

50%	38%	12%
Single-person Households (1 person)	**Small Family Households** (2-4 people)	**Large Family Households** (5+ people)

Renter 45% | **Owner** 45%

40,885 Renter-occupied

49,769 Owner-occupied

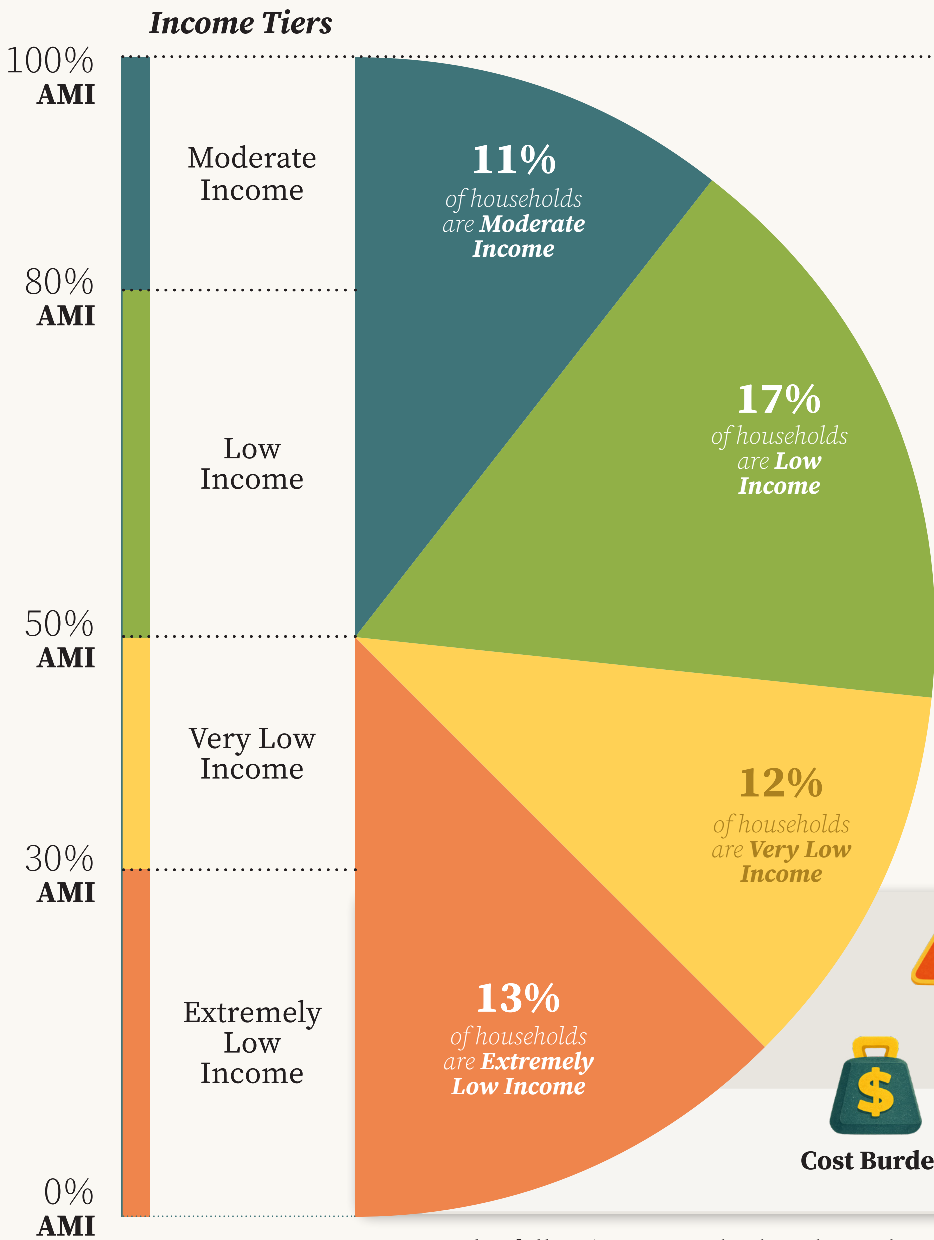
How HUD Defines Income Levels

Many HUD programs use **Area Median Income**, or AMI, to decide who qualifies for housing assistance and other support. AMI is the midpoint household income for a region: half of households earn more, and half earn less.

Federal programs often focus on households earning 80% of AMI or below. In Brevi Springs, that includes 37,639 households. These households are more likely to face cost burden, overcrowding, and other housing problems.

Most HUD funds target...

- **50-80% AMI** Low Income
- **30-50% AMI** Very Low Income
- **0-30% AMI** Extremely Low Income



Area Median Income
by household size:

1 person	2 person	4 person
$56K	$71K	$79K

AMI varies by household size.

In Brevi Springs,

37,639

Households were classified as low-income, meaning they earn 80% or less of the Area Median Income (AMI)

Low Income Households
are more likely to face:

Cost Burden **Overcrowding** **Housing problems**

The following pages look at how these pressures show up across Brevi Springs.

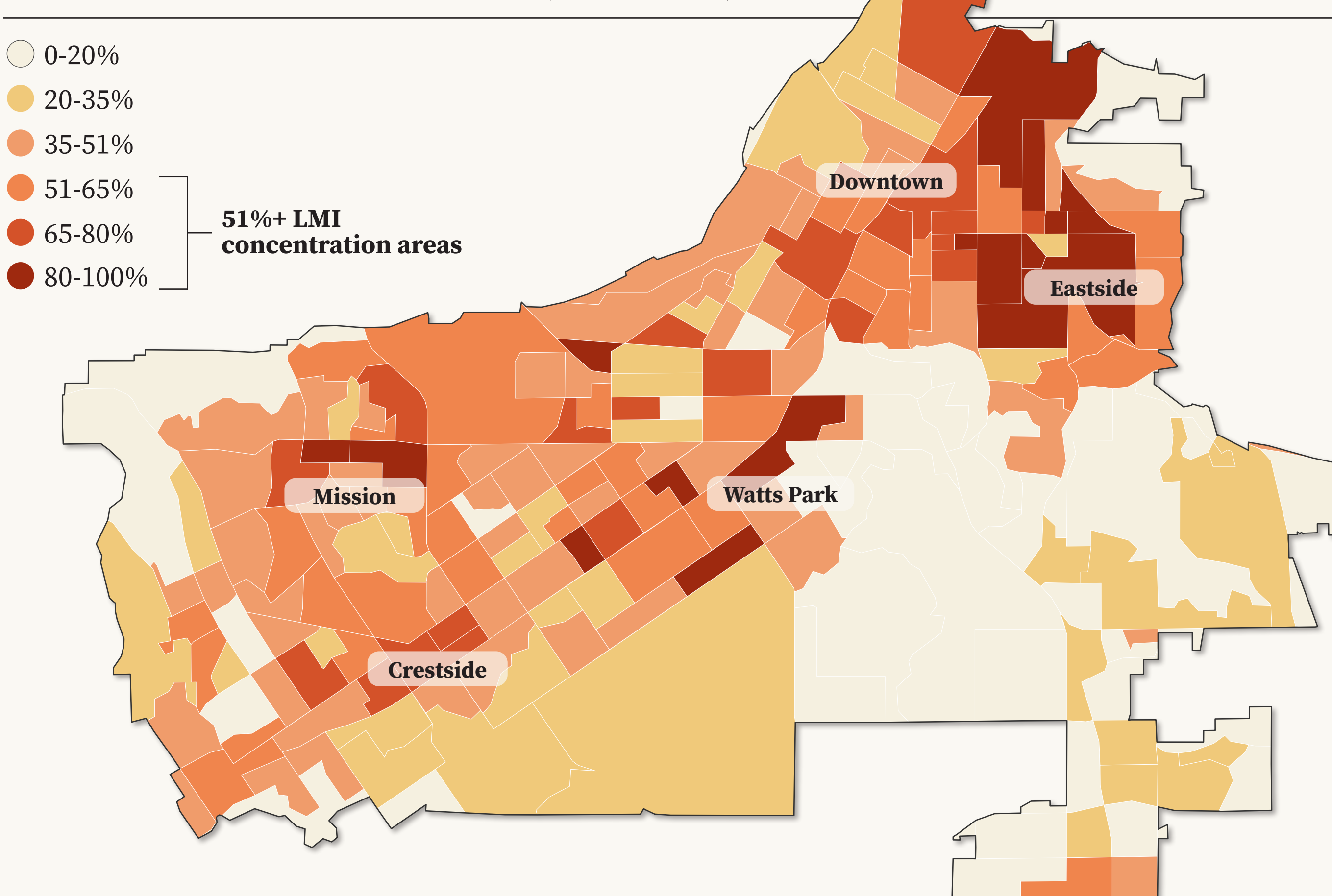
Where Need is Concentrated

Lower-income households are not distributed evenly across Brevi Springs. This map shows where low- and moderate-income residents are most concentrated, helping explain where community needs are greatest and where some federal funds can be targeted.

What is an LMI Household?

LMI stands for “Low-to-Moderate Income.” An LMI household is simply a household that earns 80% or less of the local Area Median Income. When more than 51% of residents in an area are LMI, some federal funds, including CDBG, can be used there for neighborhood-wide improvements.

% Residents in LMI Households (<80% AMI)



33%

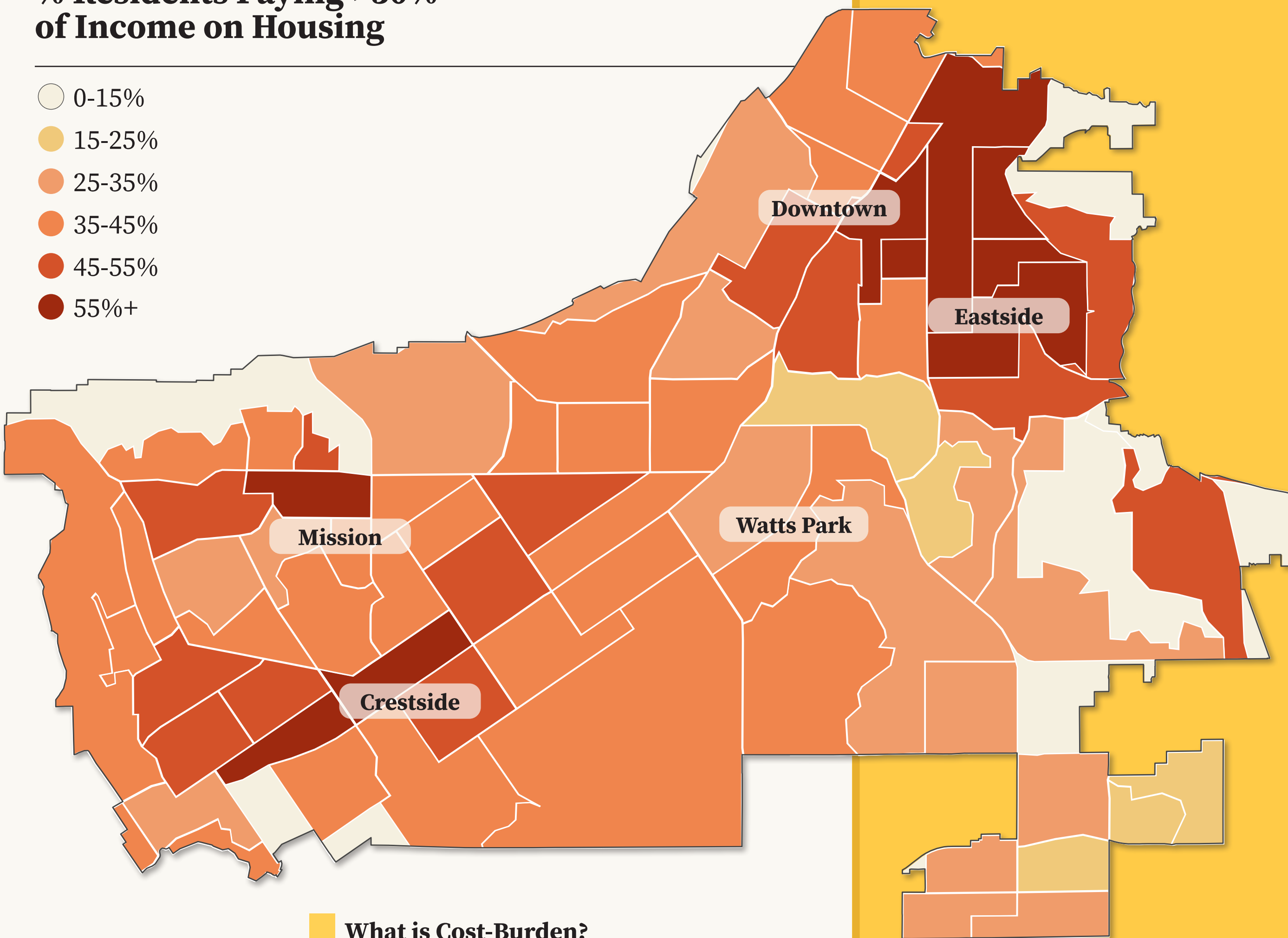
of households live in LMI-concentrated areas, also called CDBG Target Areas.

CDBG Target Areas

- **Downtown/Northside** (Ward 1)
- **Eastside** (Ward 2)
- **Magnolia Center** (Ward 3)
- **Watts Park** (Ward 4)
- **Stratford** (Ward 5)
- **Mission** (Ward 6)
- **Crestside** (Ward 7)
- **Downtown/Northside** (Ward 1)

Income and Housing Pressure Overlap

% Residents Paying >30% of Income on Housing



42%

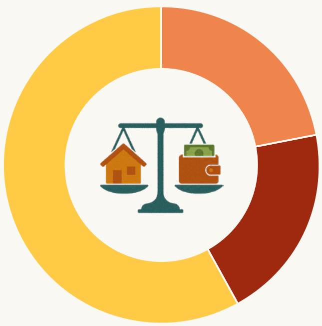
of households are cost burdened

What is Cost-Burden?

A household is cost burdened when it spends more than 30% of its income on housing. If it spends more than 50%, it is considered severely cost burdened.

In Brevi Springs, neighborhoods with higher concentrations of low- and moderate-income households also tend to have higher rates of housing cost burden. This overlap helps show where housing pressure is most concentrated across the city.

Share of Households by Housing Cost Burden



48% Affordable
31,264 households

22% Cost-Burdened
19,975 households

20% Severely Cost-Burdened
16,805 households

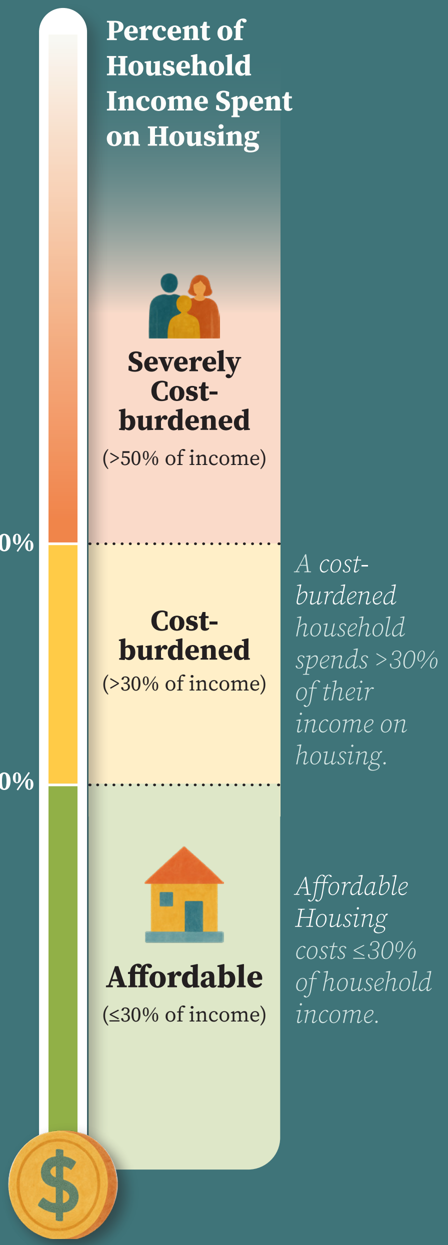
***The next spread looks** at how shortages in affordable housing are contributing to the high rates of cost-burdenship.*

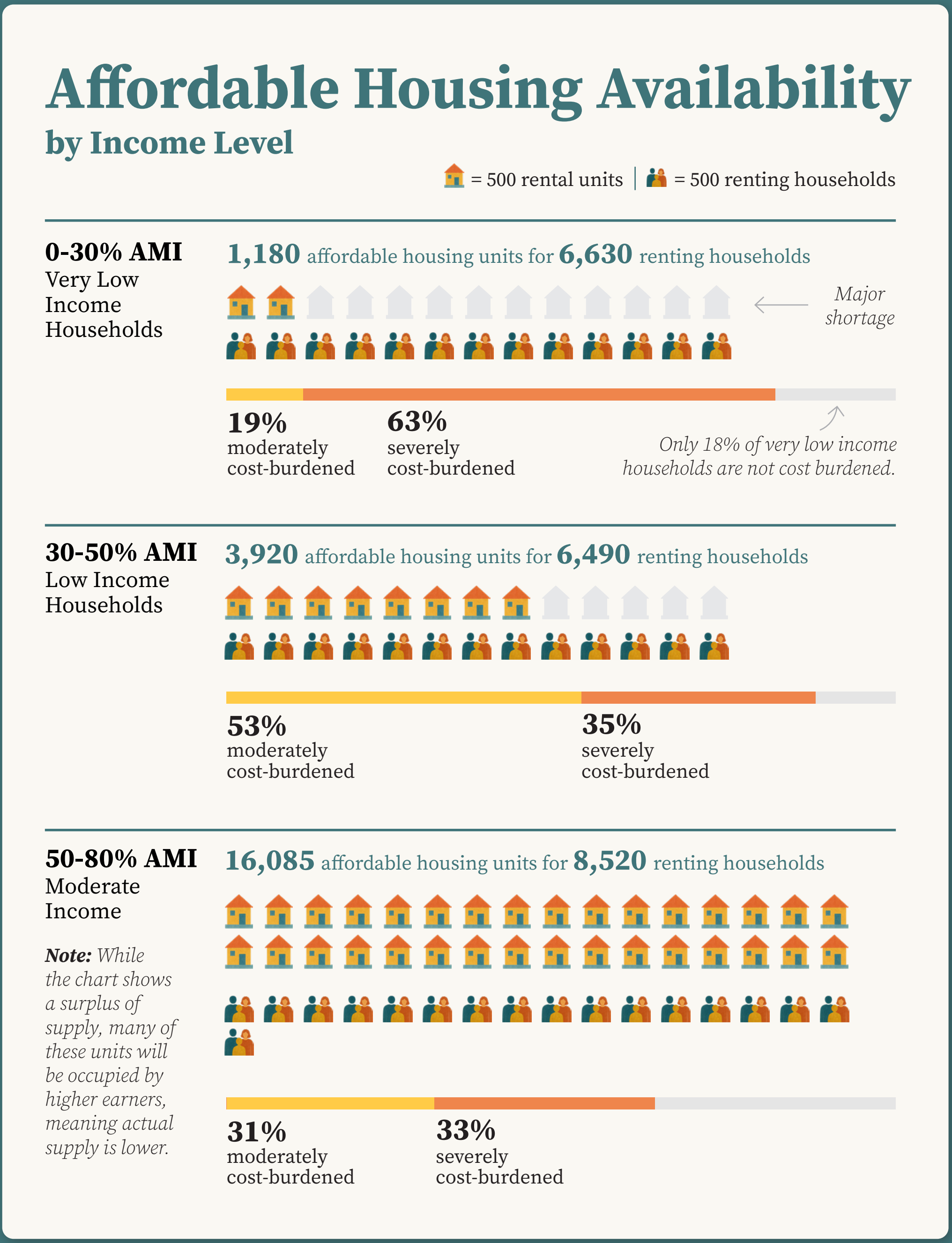
The Cost of Housing

What is Affordable Housing?

Housing is deemed Affordable if it costs less than 30% (rent or mortgage) of a household's income, annually.

Brevi Springs is currently facing a **severe shortage of available affordable housing**. This shortage hits our lowest-income residents the hardest, but even those in moderate-income brackets face significant difficulties finding affordable homes. As a result, 'housing cost burden', where residents are forced to pay an unsustainable portion of their income toward rent or a mortgage, is by far the most common housing problem in our city today. Addressing this lack of affordability is a primary focus of the City's Consolidated Plan.

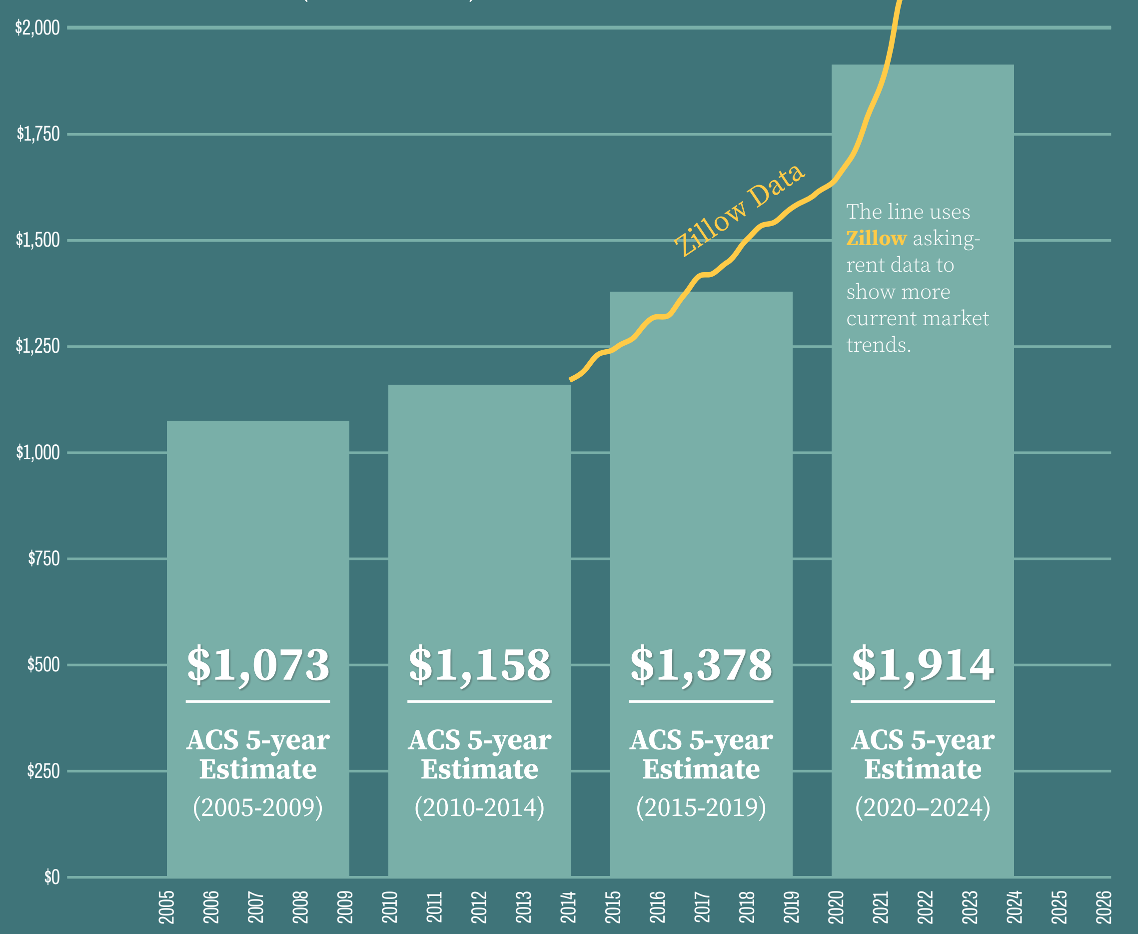




The Cost of Renting a Home

Rents in Brevi Springs have risen sharply in recent years, making housing harder to afford for many residents. Low and moderate-income households face the greatest strain. Addressing rising rental costs is a key focus of the City's Consolidated Plan.

Median Rent (2005-2026)



Median Rent in 2026:

$2,346

up **119%** since 2015. Over a roughly comparable period, median household income rose about **32%**.

Median Rent by Home Type

Single-Family Home

$3,063

Multi-Family Unit

$2,251

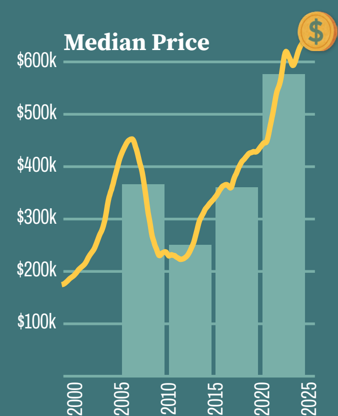
Note: *Home-type rent data reflects the broader Brevi Springs metro market.*

The Cost of Buying a Home

$640k

Median home price

as of 2026 per Zillow



+101% since 2015

Household income needed to afford a typical home in Brevi Springs:

$159k

which only about **10% of households** earn.

Assumes 20% down, a 30-year fixed mortgage at 6.38%, 1.25% annual property taxes, and $1,500/year in homeowners insurance; excludes HOA.

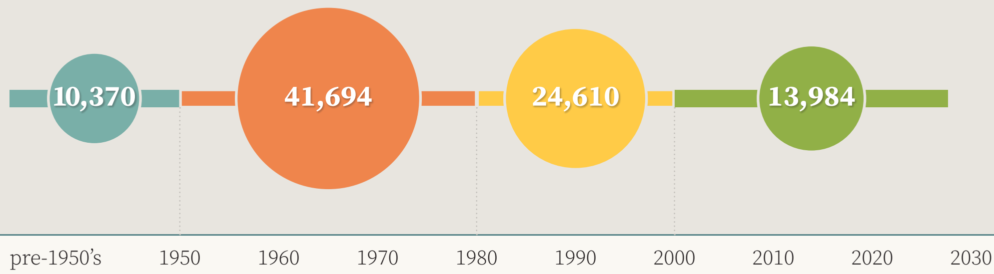
The State of Our Housing

Brevi Springs has

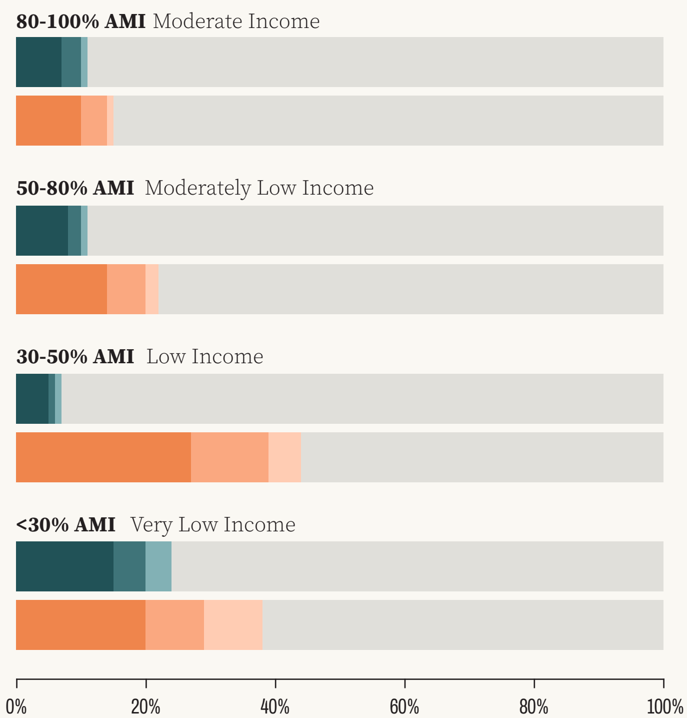
95,559

Total Housing Units

HOUSING UNITS BY BUILD DATE



Housing Condition by Income



Owners **Renters**

- **Overcrowded** >1 person per room
- **Severely Overcrowded** >1.5 people per room
- **Substandard Conditions** lacks complete plumbing or kitchen
- **No reported issues**

Renters experience higher rates of overcrowding and substandard housing than owners at every income level. In Brevi Springs, overcrowding is especially pronounced among renter households in the 30–50% AMI range.

Lead Based Paint

Homes built before 1980 are at high risk of containing lead-based paint, posing serious health risks, especially to young children. In Brevi Springs, **52,064** homes were built prior to 1980, including **10,570** that are currently occupied by families with children.

Housing Continuum

More Stable ⟷ Less Stable

Stably Housed	Cost-Burdened Households	At Risk Households	Sheltered Homeless	Unsheltered Homeless
23,543	**42%**	**11,605**	**134**	**587**
households rent or own at market rate.	households are cost-burdened.	renters pay >50% of income on housing.	local shelter beds available.	individuals *(Unhoused Count 2020)*

Housing Instability and Homelessness

In Brevi Springs, homelessness is often the end result of a longer chain of housing instability. High rent, severe cost burden, overcrowding, and substandard housing can leave households with no cushion when crisis hits. Brevi Springs uses a mix of shelter, rental assistance, outreach, and supportive housing to keep residents from falling further along that continuum, but the need still outpaces available support.

Populations at Greater Risk of Homelessness

- Severely cost-burdened renters
- People fleeing unsafe homes
- Households with no income

How Brevi Springs Responds

- **Connect unhoused residents to shelter, care, and services**
- **Emergency shelter and bridge housing**
- **Supportive housing and targeted programs**
- **Rental assistance and rapid re-housing**

Federal Housing Funds: Brevi Springs uses HUD and other public funds to support prevention, shelter, rental assistance, and supportive housing, but the need remains greater than the support available.

BY THE NUMBERS

587
unsheltered residents

24%
chronically homeless countywide

162
homeless veterans countywide

1
unsheltered family
Rapid intervention keeps unsheltered family homelessness near zero.

Source: *2020 Brevi Springs County Homeless Count*

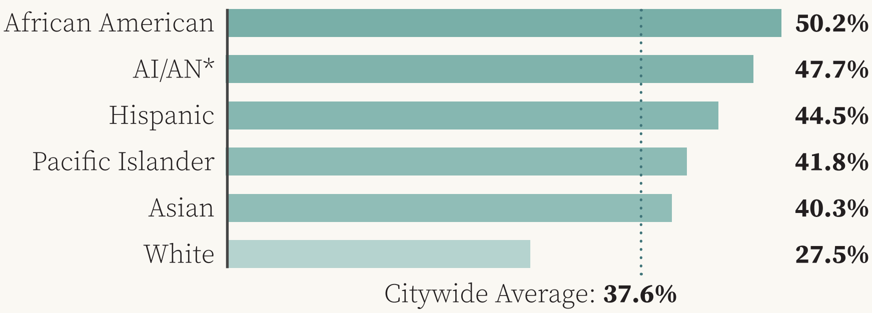
Housing Inequities Across Brevi Springs

Housing pressure in Brevi Springs doesn't fall evenly. Income gaps, severe housing problems, and homelessness all show clear patterns along racial and ethnic lines — and the same groups often appear at the top of more than one chart below. Recognizing where these gaps exist is the first step toward a plan that responds to them.

Households with Low Incomes

*Households below **80% AMI***

**AI/AN = American Indian or Alaska Native*



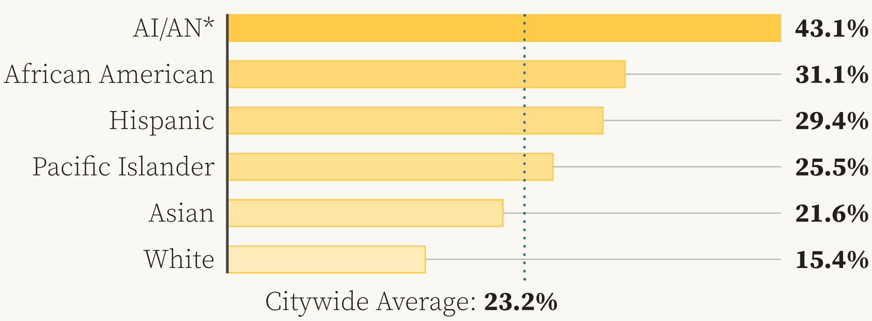
Income Vulnerability

Income gaps shape access to housing. Several of Brevi Springs' racial and ethnic groups are well above the citywide average for low income, which limits their housing choices and increases reliance on assistance.

1 in **2** African American households fall below 80% AMI

Severe Housing Problems

Households with severe cost burden and/or severe overcrowding



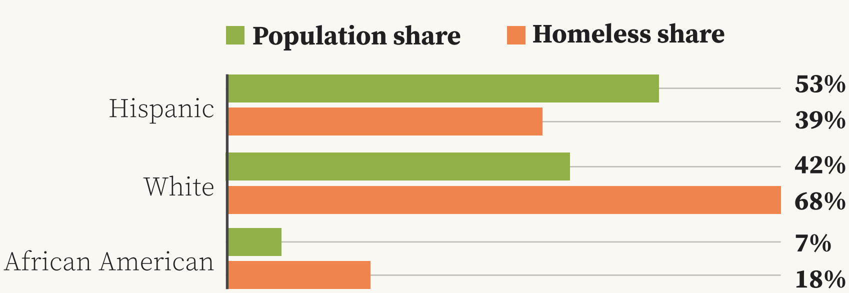
Disproportionate Need

Federal analysis flags "disproportionate need" when a group experiences severe housing problems at rates 10+ points above the average for that income level. In Brevi Springs, two groups meet this threshold:

- ***American Indian/Alaska Native:*** *30–50%, 50–80%, and 80–100% AMI*
- ***Pacific Islander:*** *80–100% AMI*

Homelessness Risk

Which ethnicities are over and under represented among the homeless



Homelessness Risk

Homelessness in Brevi Springs doesn't reflect the city's demographic makeup. Some groups are overrepresented in the homeless population relative to their share of the city.

Overrepresented Groups: *White, African American, American Indian/Alaska Native*

Brevi Springs' 7 PRIORITY NEEDS

Housing
Affordable homes, rehab, rental support

Community Services
Youth, seniors, safety, basic needs

Infrastructure
Streets, sidewalks, access, public improvements

Community Facilities
Places where residents receive services

Neighborhood Services
Local quality-of-life improvements

Special Needs Services
Support for residents with targeted needs

Business & Jobs
Economic opportunity and job access

From Needs to Funding Priorities

The previous pages showed the needs Brevi Springs is trying to address: housing costs, neighborhood conditions, homelessness, housing quality, and unequal housing challenges. The Consolidated Plan turns those findings into funding priorities that guide how federal HUD funds can be used over the next five years.

These priorities do not name every project. Instead, they connect community needs to five-year goals and the annual funding decisions that follow.

How Priorities Guide Action

Priority needs help connect what the City learned to what gets funded, measured, and reported.

Priority Needs
Broad issues identified in the plan

Goals
Five-year targets connected to those needs

Annual Action Plan
Specific projects and budgets selected each year

CAPER
Annual progress report on what was funded and completed

The next page discusses how we plan to use funds received through HUD grants to address these priority needs.

How Brevi Springs **Plans to Put HUD Funds to Work**

After identifying priority needs, Brevi Springs' five-year plan focuses HUD funds on six kinds of work.

Fund services that help residents meet basic needs

Support local service programs for low- and moderate-income residents and households with urgent needs.

RELATED 5-YEAR GOALS: 1

Improve infrastructure and neighborhood facilities

Invest in eligible improvements that support safer, more accessible, more livable neighborhoods.

RELATED 5-YEAR GOALS: 2 3 4

Expand, preserve, and repair affordable housing

Support affordable housing development, rehabilitation, preservation, and housing assistance.

RELATED 5-YEAR GOALS: 6 10 11

Help homeless individuals move toward stable housing

Support shelter, rapid rehousing, rental assistance, prevention, and housing pathways.

RELATED 5-YEAR GOALS: 8 9

Provide targeted housing and supportive services

Fund housing and services for residents with special needs, including regional HOPWA support for people living with HIV/AIDS.

RELATED 5-YEAR GOALS: 5

Support jobs and economic opportunity

Support eligible projects that create or retain jobs, strengthen businesses, or expand economic opportunity.

RELATED 5-YEAR GOALS: 7

5-year GOALS

1. Community Services
2. Infrastructure
3. Community Facilities
4. Neighborhood Services
5. Special Needs
6. Housing
7. Business and Jobs
8. Homelessness
9. Homelessness–Decent Housing Affordability
10. Housing Rehabilitation
11. Expand Affordable Rental Stock

What Gets Funded in Year 1

year 1 | year 2 | year 3 | year 4 | year 5

A total of **$8.9M** → from **4 HUD grant programs** → supporting **5 annual goals**

In 2025–26, Brevi Springs begins turning its five-year strategy into funded projects, services, and housing support. The first Annual Action Plan directs about $8.9M in HUD funds toward five funded goals.

Goals for **2025-26**

① Community Services

CDBG: **$427K**

- Fair housing help
- Senior meals
- Diapers and wipes
- Youth support
- Survivor services

Expected Outcome:

39K **people assisted**

② Neighborhood Infrastructure

CDBG: **$1.85M**

- ADA footpath improvements
- Street improvements
- Sidewalk/access upgrades

Expected Outcome:

3.4K **people assisted**

③ HIV/AIDS Housing Support

HOPWA: **$4.81M**

- Rental assistance
- Utility help
- Housing placement
- Supportive services
- Case management

Expected Outcome:

690 **housing units**

④ Affordable Rental Housing

HOME: **$988K**

- HOME-assisted rental units
- Affordable rental housing development
- Rental homes for low-income households

Expected Outcome:

11 **rental units constructed**

⑤ Homelessness Response

ESG: **$244K**

- Rapid rehousing
- Emergency shelter
- Rental assistance
- Security deposits

Expected Outcomes:

10 **rehousing households**

60 **shelter persons**

What Happens Next?

The plan continues through yearly funding decisions, progress reports, and public input.

The Conversation Continues

The five-year plan is underway, but the choices continue each year. Brevi Springs updates funding plans, reports progress, and invites residents to review, comment, and share what their neighborhoods need next.

The Annual Cycle

Each year, Brevi Springs updates its funding plan, carries out projects and services, reports on progress, and invites residents to share input.

Annual Action Plan → *Sets next year's funding priorities and budget*

Projects & Services → *Approved funds support work in the community*

CAPER Report → *Shows what was funded, completed, and who was served*

Public Input → *Residents review, comment, and help shape what comes next*

How to stay involved

- **Watch** for yearly funding updates
- **Review** what projects are proposed
- **Comment** on progress reports
- **Share** what your neighborhood needs

City of Brevi Springs
Housing & Human Services

(555) 010-2030
housing@brevisprings.gov
brevisprings.gov/hhs

To view Brevi Springs' Consolidated Plan and related resources scan the QR code or visit www.brevi.studio.

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