

## **Executive Summary**

### **AP-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)**

#### **1. Introduction**

The 2015-2019 Consolidated Plan was approved in 2015 and identified high priority goals related to providing decent affordable housing opportunities through the homeowner occupied housing rehabilitation program, providing supportive services through public services grants that seek to create suitable living environment and maintain sustainability within the targeted areas. Sanford also seeks to create a suitable living environment by providing availability/accessibility to improved public facilities.

Annual Action Plans are developed to outline the programs and projects that will be funded and implemented each year to help meet the goals identified within the Five Year Consolidated Plan (Strategic Plan). Annual accomplishments and grant expenditures are reported in an annual performance report completed at the end of each program year.

Serving as Sanford's application for Federal HUD Office of Community Planning and Development funding, The FY 2017-2018 One Year Plan identifies proposed projects and programs that will be funded by the Community Development Block Grant (CDBG). The FY 2017-2018 Action Plan was prepared with input from the public in accordance with federal regulations. The plan seeks to implement the goals and objectives of the Consolidated Plan to benefit low and moderate-income households and individuals in Sanford through provision of various improvements and services.

Seminole County Community Services Department administers portions of Sanford's CDBG program per an interlocal agreement.

#### **2. Summarize the objectives and outcomes identified in the Plan**

This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

The 2015-2019 Consolidated Plan was approved in 2015 and identified high priority goals related to providing decent affordable housing opportunities through the homeowner occupied housing rehabilitation program, providing supportive services through public services grants that seek to create suitable living environment and maintain sustainability within the targeted areas. Sanford also seeks to create a suitable living environment by providing availability/accessibility to improved public facilities in the City.

For the CDBG program the highest priorities are:

- Affordable Ownership housing
- Supportive services
- Housing Rehabilitation
- Water/Sewer Improvements
- Economic Development

For FY 2017-2018, the City of Sanford has selected goals that achieve two of the three funding objectives, providing decent affordable housing and creating suitable living environments. The City of Sanford will achieve suitable living environments by providing greater access and availability to public services and improved public facilities. The city will also will increase accessibility and provide decent housing with housing rehabilitation and reconstruction.

### **3. Evaluation of past performance**

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

The 2015-2019 Consolidated Plan identified the following as factors that influenced the priorities of the Sanford CDBG program: The accomplishment or failure to accomplish some of the goals from the prior year was a key factor in determining the goals for the current Consolidated Plan period, program years 2015-2019. During that process, The City chose to focus on providing decent affordable housing and creating suitable living environments through affordable homeownership program, Supportive (public services) program. During the FY 2016-2017 program year the City of Sanford proposed to serve 125 with public services programs and offer emergency repairs to homeowners, to address critical housing and public service needs. To date, five agencies received Sanford public services funding aimed at providing assistance to low to moderate income persons. The current programs allowed the city to impact low and moderate-income people in the Historic Goldsboro and Georgetown communities, with \$62,182. In addition, 10 homeowners were assisted through Sanford's emergency repair program. Successful implementation of the 2016 programs and overall benefit to low and moderate-income people encouraged the City to continue using 2017-2018 CDBG funds to the housing repair programs and public services program

The most recent CAPER also reflected the impact of public services. According to the FY 2014-2015 CAPER, Funds were devoted to public services, public facilities, housing rehabilitation, code enforcement, and planning administration. Of the 379,551 that was budgeted, \$251,511 was expended. FY 2013-2014 completed projects include Public services went for employment and youth training. Sanford also successfully completed Sidewalk, playground and the first phase of a much-needed street lighting improvement project. Public Services, Street lighting, and Housing repairs are still a significant need in the community, as Sanford has an aged housing stock concentrated within its CDBG target communities.

#### **4. Summary of Citizen Participation Process and consultation process**

Summary from citizen participation section of plan.

Citizen Participation Process Sanford's provides the opportunity for citizen's participation and input in the process of the City's planning, development, amendments and implementation of the 5Yr. Consolidated Plan, Action Plans, Consolidated Annual Performance Evaluation Reports (CAPER) and the Citizen Participation Plan. This process seeks to encourage maximum public participation from a broad cross section of the community to include minorities, non-English speaking persons and persons with disabilities, low and moderate income persons, particularly those living in slum and blighted areas and residents of predominantly low and moderate income neighborhoods areas where CDBG funds are proposed to be used, local and regional institutions and other organizations residents of public and assisted housing and by other low-income residents of targeted revitalization areas in which public and assisted housing is located.

The process includes holding public meetings and a minimum of two public hearings. Accommodations are offered/made for those with language/reading/understanding difficulties and those with physical disability. The meetings and hearings are advertised by public notification on the City's website that is ADA compliant and accommodates the visually impaired and in newspapers for general circulation which includes locations where documents can be obtained. Outreach to minority populations is made through advertisements in the Sanford Herald and Community meetings.

#### **5. Summary of public comments**

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

Sanford's Citizen Participation Process provides the opportunity for citizen's participation and input in the process of the City's planning, development, amendments and implementation of the 5Yr. Consolidated Plan, Annual Action Plans, Substantial Amendments, Consolidated Annual Performance Evaluation Reports (CAPER) and the Citizen Participation Plan.

During the FY 2017-2018 Consolidated Planning period, comments were received from the public at various community meetings. The meetings with the public, CDBG Advisory Board and City staff, helped spotlight the need for refining different strategies for community development in Sanford. Feedback about the need for more extensive housing repairs because of the aged housing stock in Sanford was valuable. Comments about supporting the Choice Neighborhoods Planning Initiative was also beneficial to the Action Planning process. In addition, continued discussions about economic development and

supporting smaller businesses in the City of Sanford continued the momentum started during the FY 2016-2017 planning process. The feedback from the public helped county staff the preparation of the 2017-2018 Action Plan. The comments helped reiterate the significant need of home repairs in the City of Sanford and begin shifting focus to using housing repair funds for more extensive housing rehabilitation projects, instead of emergency repairs only. It also helped to staff to begin drafting a new economic development grant program that allows for targeting support to small businesses

**6. Summary of comments or views not accepted and the reasons for not accepting them**

All comments were received and considered

**7. Summary**

The FY 2017-2018 Action Plan seeks to improve the quality of life for low and moderate-income people in Sanford.

**PR-05 Lead & Responsible Agencies – 91.200(b)**

**1. Agency/entity responsible for preparing/administering the Consolidated Plan**

Describe the agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
CDBG Administrator	SANFORD	Seminole County Community Services Department

**Table 1 – Responsible Agencies**

**Narrative (optional)**

The City of Sanford was the lead agency responsible for the preparation of past Consolidated Plans. The City of Sanford entered into an agreement with Seminole County Community Services Department in 2014 to administer the City of Sanford’s CDBG funding. Seminole County and the City of Sanford's City Manager's office staff coordinate closely on community development endeavors. The City is responsible for the selection and implementation of public facility improvement projects. The City also selects public services. Seminole County assists with technical assistance, training, eligibility determinations, and implementation of public services and housing rehabilitation programs. Seminole County also provides administrative oversight of the Sanford program within the scope and parameters of the interlocal agreement. The City assists in the scheduling and coordination of various advisory and community meetings while Seminole County provides additional staffing and oversight to ensure effective and efficient use of City CDBG funds. The Action Plan was presented to the Sanford City Commission for approval prior to submittal to HUD. The FY 2017-2018 Action Plan was prepared and submitted by Seminole County on behalf of the City of Sanford.

**Consolidated Plan Public Contact Information**

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## **AP-10 Consultation – 91.100, 91.200(b), 91.215(I)**

### **1. Introduction**

To strengthen coordination between state and federal agencies, local units of government, and local non-profit service providers whom administer federal funded projects and activities, the City of Sanford is committed to the continuation and expansion of current consultation activities necessary to achieve the goals and objectives described within the Consolidated Plan. The following narratives provide brief summaries of coordination activities that will be carried out by the City of Sanford and Seminole County Community Services Department over the remaining years of the Consolidated Planning to strengthen community outreach, partnership building, and achievement of meeting the needs of Sanford residents.

#### **Provide a concise summary of the jurisdiction’s activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(I))**

The City of Sanford, in partnership with the Seminole County Community Services Department, will continue implementing activities such as public educational training and technical assistance to enhance coordination efforts with public and private housing and supportive services providers to ensure successful implementation of CDBG programs activities and achievement of the goals and objectives set forth in this Consolidated Plan. Any funding provided directly to local non-profit public services providers to administer the CDBG Public Services activities described within this plan will be coordinated through the Seminole County Community Services Department.

#### **Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.**

The City of Sanford, in partnership with Seminole County Community Services Department, will continue coordination with the Homeless Services Network of Central Florida through the participation and organization of street outreach activities in the form of public events and volunteer services to identify and address the current needs of homeless persons residing in Sanford. Though the City of Sanford does not receive direct funding from federally funded programs such as Emergency Solutions Grant (ESG), the Seminole County Community Services Department does provide direct funding for eligible activities to the Homeless Services Network of Central Florida to administer housing and supportive services for homeless persons residing in the City of Sanford.

The Sanford Analysis of Impediments to Fair Housing Choice was approved in July 2015. Prior to the development of this report, the City of Sanford conducted two public meetings throughout the city to gain

public input from fair housing enforcement agencies, fair housing advocacy groups, local governments and the public about current or potential impediments that were affecting fair housing choice in all neighborhoods in the City.

**Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS**

The City of Sanford works in partnership with Seminole County Community Services. Seminole County coordinates with the lead agency of the Continuum of Care (CoC), Homeless Services Network of Central Florida (HSN), to address the needs of homeless and those at risk of homelessness through active participation as a member agency of the CoC. Seminole County Community Services staff regularly attend CoC meetings to coordinate services for the chronically homeless, veterans, and families with children, including attendance at weekly homeless registry meetings to evaluate the status of the delivery of services to these populations. Seminole County further supports the coordination of services with systems of care that may discharge persons into homelessness through dedicating local general revenue funds annually to the Heart of Florida United Way- 211 system, which is the first call referral service for persons facing impending homelessness. Additionally, Seminole County uses general revenue funds to support direct services to homeless individuals recovering from an acute illness or injury through awards to the Catholic Charities of Central Florida's- Pathways to Care program.

Sanford will continue consultation with the Homeless Services Network of Central Florida on issues such as addressing the needs of homeless persons in Sanford with ESG funded activities and services, if CDBG Public Services funds are either unavailable or ineligible for use. Consultation efforts include participation in public events sponsored by the Homeless Services Network of Central Florida, public advocacy representation on advisory boards or committees, and continued funding opportunities to supplement homeless supportive services with housing services and outreach efforts funded by the ESG program.

**2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdiction's consultations with housing, social service agencies and other entities**



**Table 2 – Agencies, groups, organizations who participated**

1	<b>Agency/Group/Organization</b>	Homeless Services Network
	<b>Agency/Group/Organization Type</b>	Services-homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	HSN is consulted through phone calls and emails about persons in need of services. Referrals for services are also handled through HMIS and other data entry systems. HSN also provided homeless data during the consolidated planning process. HSN is the Lead Agency in the Continuum of Care.
2	<b>Agency/Group/Organization</b>	Seminole County Community Services Department
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services-homeless Service-Fair Housing Other government - County
	<b>What section of the Plan was addressed by Consultation?</b>	Public Housing Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Seminole County is consulted to see if County assistance programs can be used to assist clients in Sanford. Flyers for County assistance programs are distributed at various community events.

3	<b>Agency/Group/Organization</b>	ORLANDO HOUSING AUTHORITY
	<b>Agency/Group/Organization Type</b>	PHA
	<b>What section of the Plan was addressed by Consultation?</b>	Public Housing Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Housing Authority was contacted regarding upcoming planning initiatives that impact public housing in Sanford. Sanford seeks gather information and make service referrals for renters who may benefit from assistance from the Housing Authority. Sanford is also actively involved with the Choice Neighborhoods Initiative to revitalize the Goldsboro Community.
4	<b>Agency/Group/Organization</b>	Seminole County Health Department
	<b>Agency/Group/Organization Type</b>	Services-Health
	<b>What section of the Plan was addressed by Consultation?</b>	Anti-poverty Strategy Lead-based Paint Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Health Department is consulted about lead based paint or any other community wide health needs. In addition to these consultations as needed, the health department actively participates in community health and wellness initiatives such as: men's health program and diabetes intervention. The City of Sanford partners with the health department and supports their community outreach programs. The Health department is also a partner in a study being developed to address poverty.

**Identify any Agency Types not consulted and provide rationale for not consulting**

The City of Sanford strives to contact all appropriate agencies during the consolidated and annual action plan process for feedback and input as required. The City of Sanford did not have an economic development goal, specifically tied to CDBG identified in the 2015-2019 Consolidated Plan. However, a substantial amendment will be submitted to include a new economic development program. In first two years of the Consolidated Planning Process, the Sanford CDBG program used its public service funding to encourage youth programming and with job and life skills training. In the 2017 program year the City expanded to include the full gamut of eligible public services activities in its program. This change resulted in an increase in applications for public services funding. Generally, economic development initiatives are handled by the City of Sanford Economic Development Department. The City of Sanford does not administer the HOPWA program. The program is administered by the City of Orlando. The City of Sanford will provide assistance/information upon consultation request from the HOPWA jurisdiction of Orlando. Sanford will make service referrals as needed.

**Other local/regional/state/federal planning efforts considered when preparing the Plan**

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Homeless Services Network	The Continuum of Care places priority on Homeless Shelter Services and Rapid Re-housing of homeless individuals and families. The Continuum seeks to assist and house homeless persons. This coincides with Sanford's housing goals.
Imagine Sanford Initiative, Strategic Priorities	Sanford Economic Development	One of the strategic priorities in the initiative plan is to redevelop and revitalize disadvantaged communities. This coincides with Sanford's housing goals
Sanford Comprehensive Plan	Sanford Planning and Development Services	The Housing Element of the Comprehensive Plan addresses the need for affordable housing. There are several Comprehensive goals related to affordable housing and minimizing blight. This coincides with Sanford's housing goals.
Local Housing Assistance Plan	Seminole County Community Services	The LHAP outlines strategies to provide affordable housing throughout Seminole County. The strategies include purchase assistance, housing rehabilitation, emergency repairs, new construction/ rehab of units for homeownership or rent. The LHAP also outlines incentives to promote and foster affordable housing, such as expedited permitting, site location standards, and maintaining an inventory of public lands suitable for affordable housing. This overlaps with Sanford's housing goals.

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Community Conversation on Homelessness (CCOH) Strategy	Seminole County	The strategies outline needs and goals to reduce homelessness in Seminole County. The CCOH is a collaboration of area homeless services providers. City of Sanford is an active participant. This coincides with Homeless Services Goals.
Goldsboro Choice Neighborhoods Existing Conditions Study	Sanford Housing Authority and City of Sanford	The study outlines the existing conditions and community needs of the Historic Goldsboro Community. The study sets the foundation for other studies and projects that can be achieved through the Choice Neighborhoods Initiative. The coincides with Sanford's housing and economic development goals.

**Table 3 – Other local / regional / federal planning efforts**

**Narrative (optional)**

The City of Sanford does not receive a direct allocation of funding for homeless services. Sanford will work in partnership with Seminole County and HSN to obtaining feedback about homeless services programs such as the emergency solutions grant, because there is a homeless shelter in the Historic Goldsboro Community.

## **AP-12 Participation – 91.105, 91.200(c)**

### **1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal-setting**

Sanford's Citizen Participation Process provides the opportunity for citizen's participation and input in the process of the City's planning, development, amendments and implementation of the Five Year Consolidated Plan, Annual Action Plans, Substantial Amendments, Consolidated Annual Performance Evaluation Reports (CAPER) and the Citizen Participation Plan. This process seeks to encourage maximum public participation from a broad cross section of the community to include minorities, non-English speaking persons and persons with disabilities, low and moderate income persons, particularly those living in slum and blighted areas and residents of predominantly low and moderate income neighborhoods areas where CDBG funds are proposed to be used, local and regional institutions and other organizations (including businesses, developers, and community/faith-based organizations), residents of public and assisted housing and by other low-income residents of targeted revitalization areas in which public and assisted housing is located. The consultation process outlined within the Citizen Participation plan will also be followed.

The City of Sanford sought feedback from the community in a variety of ways. The City participates in monthly community meetings where City departments meet at an area community center face to face with residents to field questions and hear concerns. The Community Meetings are held at the Sanford Boys and Girls Club, centrally located near the Historic Goldsboro and Georgetown neighborhoods. The City also has regular meetings of their CDBG Advisory Board. The Advisory Board meets monthly to discuss CDBG programing, review and rank public services proposals and offer funding recommendations and feedback to City and County staff. Proposed projects were also presented to the City Commission on June 19, 2017. The City Commission meeting is a public meeting. After publication of the draft action plan, public notice was published in the Sanford Herald advising the public about the availability of the draft plan for review and public comment. The comment period began June 23, 2017, and ended July \_\_\_\_\_ 2017. The plan was available at City of Sanford Offices and website. The plan was also available on the Seminole County Community Services website and offices. Both offices are in Sanford. Additionally, the plan was presented for City Commission approval on July 24, 2017. The public was given the opportunity to comment prior to Commission approval.

During the FY 2017-2018 Consolidated Planning period, comments were received from the public at various community meetings. The meetings with the public, CDBG Advisory Board and City staff, helped spotlight the need for refining different strategies for community development in Sanford. Feedback about the need for more extensive housing repairs because of the aged housing stock in Sanford was valuable. Comments about supporting the Choice Neighborhoods Planning Initiative was also beneficial to the Action Planning process. In addition, continued

discussions about economic development and supporting smaller businesses in the City of Sanford continued the momentum started during the FY 2016-2017 planning process. The feedback from the public helped county staff the preparation of the 2017-2018 Action Plan. The comments helped reiterate the significant need of home repairs in the City of Sanford and begin shifting focus to using housing repair funds for more extensive housing rehabilitation projects, instead of emergency repairs only. It also helped to staff to begin drafting a new economic development grant program by way of a future consolidated plan amendment that allows for targeting support to small businesses.

**Citizen Participation Outreach**

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Public Meeting	Minorities Persons with disabilities Non-targeted/broad community	A public community meeting was held _____, at 5:30 pm Police Community Room to obtain comments from the public concerning the draft FY 2017-2018 Action Plan. City and County Staff were present.			<a href="http://www.sanfordfl.gov/">http://www.sanfordfl.gov/</a>

2	Public Meeting	<p>Minorities</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p>	<p>Meeting of the City of Sanford City Commission was held June 19,2017.</p> <p>The City Commission was presented with proposed action plan strategies. They also were provided with the CDBG Advisory Board's recommendations for CDBG public services.</p> <p>The meeting was held at City Hall and was publicly noticed. Approximately 20 were at the commission meeting but none commented on proposed plan strategies</p>	No oral or written comments were received	No oral or written comments were received	<a href="http://www.sanfordfl.gov/">http://www.sanfordfl.gov/</a>
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Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
3	Newspaper Ad	Minorities Persons with disabilities Non-targeted/broad community	After the draft action plan was developed, it was made available on both the City of Sanford and Seminole County websites on and offices for public review and comment. The plan draft was posted on June 2017 An advertisement was also run in the Sanford Herald on June 24, 2017. The public comment period began June 26, 2016 and ended July 2017.	No oral or written comments were received	No oral or written comments were received	<a href="http://www.sanfordfl.gov/">http://www.sanfordfl.gov/</a>



Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
4	Internet Outreach	Non-targeted/broad community	After the draft action plan was developed, it was made available on both the City of Sanford and Seminole County websites and offices for public review and comment. An advertisement was also run in the Sanford Herald. The public comment period began June __, 2017, and ended July __, 2017	No oral or written comments were received	No oral or written comments were received	<a href="http://www.sanfordfl.gov/">http://www.sanfordfl.gov/</a>

5	Public Meeting	Non-targeted/broad community	<p>Regular meetings of the Sanford CDBG Advisory Board. This advisory board meets monthly at City Hall, to discuss CDBG programing, review and score public services, provide feedback about community needs. The Advisory Board met before and after publication of the FY 2017-2018 Action Plan. CDBG Advisory Board meets on the 2nd Tuesday of each Month. The advisory board consists of 6 members. In addition to the committee, City and Seminole County Staff attend</p>	<p>The Advisory has ongoing discussions about issues and concerns in Sanford.</p>	<p>All comments were received and considered</p>	
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Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
			the meetings. Staff presence ranges from 3-5 people at each meeting.			

6	Public Meeting	<p>Minorities</p> <p>Persons with disabilities</p>	<p>The City of Sanford participates in monthly community meetings where representatives from each City department gather at the Boys and Girls Club to meet face to face with community members to answer questions and hear concerns. Meetings are held on 4th Thursday of each month. Staff from the City Manager's office and Seminole County attend to answer questions about the CDBG program. On average 15-20 people from the community attend. The community is</p>		<p>All comments were received and considered</p>	
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Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
			pleased with the home repair program.			
7	Newspaper Ad	Non-targeted/broad community	The City of Sanford published a notice of funding availability and request for proposals for FY 2017-2018 CDBG funding in January 2017, in the Sanford Herald. Two Technical assistance workshops were also held to explain the CDBG application process.	Speakers at the public services workshop	Comments were accepted and considered	<a href="http://www.sanfordfl.gov/">http://www.sanfordfl.gov/</a>

**Table 4 – Citizen Participation Outreach**

## Expected Resources

### AP-15 Expected Resources – 91.220(c) (1, 2)

#### Introduction

In 2017, the City of Sanford received a total annual allocation of \$401, 643 for the CDBG Program. Of the total funding allocation, \$80,329 will be allocated for Administration activities, \$60,246 will be allocated for Public Services, \$35,000 will be used for Public Facility improvements, \$55,000 will be used for Economic Development, and \$171,068 will be allocated to Housing Rehabilitation activities for owner occupied houses.

#### Priority Table

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 3				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	401,643	0	0	401,643	803,286	The annual allocation and any program income or prior year resources will be allocated to eligible CDBG Program categories per 24 CFR570.200-570.207

Table 5 - Expected Resources – Priority Table

**Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied**

Sanford's CDBG funding leverages Seminole County SHIP funds that are used to provide purchase assistance and rehabilitate or replace substandard units in Sanford, as the City does not receive a direct allocation of SHIP funds from the State of Florida. In State FY 2015-2016 Seminole County received an allocation of approximately \$2.1 million and received \$2.4million in 2016-2017. Seminole County expends approximately \$500, 0000 in SHIP funding in Sanford.

The CDBG program does not require a match. Annual federal funding allocations from the CDBG program is Sanford's primary source of grant program funding and allows the City to address the priority needs identified in the Consolidated Plan and resulting annual action plan. Non-profit agencies receiving public services funding are required to demonstrate how the CDBG funds will leverage other resources, whether in the form of additional grants or in-kind services. No other sources of leveraged funds were identified for the other projects associated with the FY 2017-2018 Action Plan.

**If appropriate, describe publicly owned land or property located within the jurisdiction that may be used to address the needs identified in the plan**

The City of Sanford will consider the use of City owned land as a resource to help improve life and conditions and Sanford. The City will on a case by case basis, consider contributing City owned property for community development initiatives. Lands in the City of Sanford deemed suitable for affordable housing are typically donated to Habitat for Humanity. Donations of land to non-profit organizations is handled by the City Manager's office. The City of Sanford's inventory of City owned lands is maintained by the Community Improvement Department.

Seminole County also has an inventory of vacant lands that can be made available for affordable housing to eligible non-profit organizations. Seminole County has some vacant lands that become available that are near or within the City limits of Sanford. If suitable for affordable housing, they are also included on the vacant lands for housing inventory.

**Discussion**

N/A

## Annual Goals and Objectives

### AP-20 Annual Goals and Objectives - 91.420, 91.220(c)(3)&(e)

#### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Homeowner Occupied Housing Rehabilitation	2015	2020	Affordable Housing	Goldsboro Georgetown District Two	Homeowner Occupied Housing Rehabilitation	CDBG: \$171,068	Homeowner Housing Rehabilitated: 2 Household Housing Unit
2	Public Services	2015	2020	Non-Housing Community Development	Goldsboro Georgetown District Two	Public Services	CDBG: \$60,246	Public service activities other than Low/Moderate Income Housing Benefit: 40 Persons Assisted
3	Public Facilities	2015	2020	Non-Housing Community Development	Goldsboro Georgetown District Two	Public Facilities	CDBG: \$45,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 50 Persons Assisted
4	Economic Development	2017	2020	Non-Housing Community Development	Goldsboro Georgetown District Two	Economic Development	CDBG: \$55,000	Other: Number of Businesses Assisted. Benefit: 4 low/moderate income businesses
5	Administration	2015	2020	Administration	Goldsboro Georgetown District Two	Administration	CDBG: \$80,329	Other: 200 Other

**Table 6 – Goals Summary**



## Goal Descriptions

1	<b>Goal Name</b>	Homeowner Occupied Housing Rehabilitation
	<b>Goal Description</b>	During the FY 2017-2018 program year Sanford seeks to assist approximately 2 homeowners with Housing Rehabilitation, to achieve the overall consolidated plan goal of 65units.
2	<b>Goal Name</b>	Public Services
	<b>Goal Description</b>	The City of Sanford seeks to use 15% of its allocation to provide public services to low and moderate-income persons. The City anticipates assisting approximately 40 annually with their public service programs. The City seeks to assist 125 people during the five-year consolidated planning period
3	<b>Goal Name</b>	Public Facilities
	<b>Goal Description</b>	The City of Sanford seeks to use \$35,000 for the improvement of public facilities in the city of Sanford for the benefit of low and moderate-income persons
4	<b>Goal Name</b>	Economic Development
	<b>Goal Description</b>	The City of Sanford seeks to use \$55,000 for economic development grant program for low/moderate income businesses
5	<b>Goal Name</b>	Administration
	<b>Goal Description</b>	Twenty percent of Sanford's CDBG funding will be used for planning and administration

Table 7 – Goal Descriptions

### Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.215(b):

The City of Sanford does not fund strategies that provide access to new affordable housing units. However, it does provide assistance to rehabilitate existing owner-occupied units, which in some cases prevents homelessness for those living in substandard housing conditions. The

City of Sanford seeks to assist 2 low and moderate-income households with repair programs. During the 2017 program year the City of Sanford allocated a portion of its Public Services funding for homebuyer education classes. The classes help potential homebuyers prepare for homeownership. Most purchase assistance programs require participants to participate in homebuyer education classes.

## AP-35 Projects – 91.220(d)

### Introduction

The City of Sanford selected the following projects to receive direct funding allocations to implement activities necessary to achieve the goals and objectives set for in the 2015-2019 Consolidated Plan

#	Project Name
1	Public Services
2	Public Facilities
3	Housing Rehabilitation/ Reconstruction
4	Economic Development
5	Administration

**Table 8 – Project Information**

### **Describe the reasons for allocation priorities and any obstacles to addressing underserved needs**

All the projects were determined to be priority needs based on feedback obtained from the public from public meetings, and community surveys during the Consolidated Planning process as well as, the various methods of citizen participation in the Annual Action Plan process.

# Projects

## AP-38 Projects Summary

### Project Summary Information

Table 9 – Project Summary

<b>1</b>	<b>Project Name</b>	Public Services
	<b>Target Area</b>	Goldsboro Georgetown District Two
	<b>Goals Supported</b>	Public Services
	<b>Needs Addressed</b>	Public Services
	<b>Funding</b>	CDBG: \$60,246
	<b>Description</b>	The City of Sanford has allocated \$60,246 in CDBG funding to implement public services activities such as employment and training for youth/youth services/public safety and security for the elderly.
	<b>Target Date</b>	9/30/2018
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	The City of Sanford seeks to assist approximately 40 low and moderate-income persons annually to achieve its consolidated plan goal of 125 persons.
	<b>Location Description</b>	The CDBG program targets its funding in Commission District Two which also includes the neighborhoods of Georgetown and Goldsboro
<b>Planned Activities</b>	Public services activities include childcare services, youth services and housing counseling	
<b>2</b>	<b>Project Name</b>	Public Facilities
	<b>Target Area</b>	Goldsboro Georgetown District Two
	<b>Goals Supported</b>	Public Facilities
	<b>Needs Addressed</b>	Public Facilities
	<b>Funding</b>	CDBG: \$35,000

	<b>Description</b>	They City of Sanford has allocated \$35,000 for public facilities including infrastructure improvements, park and recreation improvements, water and sewer line improvements, curbs and sidewalk repairs, and street lighting
	<b>Target Date</b>	9/30/2019
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	No approximate beneficiaries for these public facilities activities have been determined now because the exact projects under this goal and objective have not yet been selected.
	<b>Location Description</b>	The City of Sanford targets its CDBG funding to Commission District Two which also includes the neighborhoods of Georgetown and Goldsboro
	<b>Planned Activities</b>	Public facilities activities include infrastructure improvements, park and recreation improvements, water and sewer line improvements, curbs and sidewalk repairs, and street lighting.
<b>3</b>	<b>Project Name</b>	Housing Rehabilitation/Reconstruction
	<b>Target Area</b>	Goldsboro Georgetown District Two
	<b>Goals Supported</b>	Homeowner Occupied Housing Rehabilitation
	<b>Needs Addressed</b>	Homeowner Occupied Housing Rehabilitation
	<b>Funding</b>	CDBG: \$171,068
	<b>Description</b>	The City of Sanford has allocated \$ 171,065 for housing rehabilitation activities through their rehabilitation/ reconstruction program. If funding permits, funds may also be used for emergency repairs. Emergency repair assistance cannot exceed \$15,0000 per unit
	<b>Target Date</b>	9/30/2019
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 2 low-moderate income households will benefit from these proposed housing rehabilitation activities.
	<b>Location Description</b>	The City of Sanford Targets its funding to Commission District Two which also includes the neighborhoods of Georgetown and Goldsboro. No specific sites have been identified.

	<b>Planned Activities</b>	Housing reconstruction activities include the demolition and new construction or substantial rehabilitation of substandard housing units.  Emergency Housing rehabilitation activities include minor electrical, plumbing, roofing, HVAC replacement on an emergency basis.
4	<b>Project Name</b>	Economic Development
	<b>Target Area</b>	Goldsboro Georgetown District Two
	<b>Goals Supported</b>	Economic Development
	<b>Needs Addressed</b>	Economic Development
	<b>Funding</b>	\$55,000
	<b>Target Date</b>	9/30/2018
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 4 low moderate income businesses
	<b>Location Description</b>	The City of Sanford Targets CDBG funding to District Two which includes the neighborhoods of Georgetown and Goldsboro. No specific sites have been identified
	<b>Planned Activities</b>	Economic Development grant program for low/moderate income businesses in Sanford
5	<b>Project Name</b>	Administration
	<b>Target Area</b>	Goldsboro Georgetown District Two
	<b>Goals Supported</b>	Administration
	<b>Needs Addressed</b>	Administration
	<b>Funding</b>	CDBG: \$80,329
	<b>Description</b>	The City of Sanford has allocated \$80,329 (maximum 20% allowable) in CDBG funding to implement planning and administration activities necessary to achieve the goals and objectives set forth in the 2015-2019 Consolidated Plan and 2017-2018 Annual Action Plan.
	<b>Target Date</b>	9/30/2018

<b>Estimate the number and type of families that will benefit from the proposed activities</b>	200 low and moderate-income households in Sanford
<b>Location Description</b>	Sanford targets CDBG funding to Commission District Two which also includes the neighborhoods of Georgetown and Goldsboro
<b>Planned Activities</b>	Administrative activities include staff time, support, advertising, consulting services, and planning

## **AP-50 Geographic Distribution – 91.220(f)**

### **Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed**

The City of Sanford will concentrate Community Development funding and improvements within City Commission District Two during the 2015-2019 Consolidated Planning Period. District Two includes the Goldsboro and Georgetown neighborhoods. Both neighborhoods have high concentrations of minorities and low and moderate-income households. The Historic Goldsboro and Georgetown CDBG target area are identified in the attached location map.

### **Geographic Distribution**

<b>Target Area</b>	<b>Percentage of Funds</b>
Goldsboro	
Georgetown	
District Two	100

**Table 10 - Geographic Distribution**

### **Rationale for the priorities for allocating investments geographically**

Sanford Commission District two includes the Goldsboro and Georgetown neighborhoods. The district is an area of focus because of the high concentration of low and moderate-income households and of unmet needs that could be addressed with CDBG funded activities.

### **Discussion**

Commission District Two encompasses Georgetown and the Historic Goldsboro neighborhoods. Both areas have a high concentration of low and moderate-income households and have historically been underserved. These two communities extend just beyond the City of Sanford's Community Redevelopment Area District as also. Both neighborhoods have significantly aged housing stock and considerable infrastructure needs.



## Affordable Housing

### AP-55 Affordable Housing – 91.220(g)

#### Introduction

During the 2017-2018 fiscal year, the City of Sanford has allocated \$171,068 in CDBG funding to complete owner-occupied housing rehabilitation activities to 2 low- and moderate-income households. The housing rehabilitation activities include emergency repairs, such as roofing, and exterior/interior repairs, and reconstruction/replacement of substandard housing units. Rehabilitation costs for emergency repairs must be equal to or less than \$15,000. More emphasis will be placed on rehabilitation/ reconstruction projects during the 2017 program year.

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	2
Special-Needs	0
Total	2

**Table 11 - One Year Goals for Affordable Housing by Support Requirement**

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	0
Rehab of Existing Units	2
Acquisition of Existing Units	0
Total	2

**Table 12 - One Year Goals for Affordable Housing by Support Type**

#### Discussion

The City of Sanford Seeks to use CDBG funding to offer housing rehabilitation and reconstruction in limited cases to improve and preserve housing in Sanford. The City seeks to assist 65 households during the Five Year Consolidated Plan period

## **AP-60 Public Housing – 91.220(h)**

### **Introduction**

The availability of public housing in the City of Sanford is a critical need for very low- and low-income residents. The need has become acute because of to the demolition of units and transfer of Section 8 housing vouchers. The Sanford Housing Authority is currently under the process of reorganization and hopes to soon have the capacity and availability of funding to plan for future development of new public housing or increase availability of housing choice vouchers to very low- and low-income residents in Sanford.

### **Actions planned during the next year to address the needs to public housing**

The Sanford Housing Authority does not operate any public housing units or housing choice vouchers programs for public housing residents. In 2011, the Orlando Housing Authority entered into an agreement with the Sanford Housing Authority Advisory Board to manage day to day operations of the six public housing developments and 450 housing choice vouchers in Sanford. Also in 2011, HUD condemned all 480 public housing units due to dilapidated housing conditions. The 450 housing choice vouchers that were designated for public housing residents in Sanford, are now administered by the Orlando Housing Authority and are no longer designated specifically for Sanford public housing residents. Recently, the Orlando Housing Authority received a choice neighborhoods planning grant to help improve housing in Sanford. The city of Sanford is an active participant in the planning initiative. To date, a series of community meetings and work group meetings have occurred. The City of Sanford supports the Choice Neighborhood Initiative in a variety of ways, such as:

### **Actions to encourage public housing residents to become more involved in management and participate in homeownership**

The City of Sanford could coordinate with the Housing Authority to encourage input and participation from public housing residents, especially as it relates to the new Choice Neighborhoods Planning Grant. The residents are important stakeholders in the process and could be provided with information and community resources to encourage homeownership. The city of Sanford is an active participant in the planning initiative. To date, a series of community meetings and work group meetings have occurred. The City of Sanford supports the Choice Neighborhood Initiative in a variety of ways, such as:

### **If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance**

The Orlando Housing Authority manages housing authority properties in Sanford. The Orlando Housing Authority is not a troubled Agency. The Orlando Housing Authority is designated as a Standard Performer as documented through HUD's Public and Indian Housing Information Center at <https://pic.hud.gov/pic/haprofiles/haprofilelist.asp> The City of Sanford would support the Orlando

Housing Authority in any initiative to improve public housing in Sanford. Orlando recently received a choice neighborhood planning grant to help improve housing in Sanford. The City of Sanford is an active participant in the planning initiative.

**Discussion**

N/A

## **AP-65 Homeless and Other Special Needs Activities – 91.220(i)**

### **Introduction**

In this section of the Annual Action Plan, we examine the current homeless and other special needs activities that will be implemented by the City of Sanford, Seminole County Community Services Department, or other local non-profit supportive services provider that will be important assets in achieving the goals and objectives set forth in the 2015-2019 Consolidated Plan and 2017-2018 Annual Action Plan. These activities mirror those contained in the Strategic Plan portion of the Consolidated Plan and will be implemented over the current fiscal year, and all remaining fiscal years in the consolidated plan period

### **Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including**

#### **Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs**

The City of Sanford does not currently have any funding devoted to homeless services, but their housing rehabilitation programs provide repairs that in some cases, can prevent homelessness, by improving substandard housing conditions. Additionally, County ESG funding can be used countywide. A homeless shelter is in Historic Goldsboro area. The City makes regular service referrals to the Rescue Outreach Mission to assist homeless individuals and families. Additionally, the City of Sanford in partnership with Seminole County participates in the Continuum of Care. The Homeless Services Network of Central Florida serves as the County's Continuum of Care (CoC) agency and partner to implement Street Outreach activities and report the latest Point-in-Time (PIT) survey counts to assist the local non-profit homeless service providers in developing and implementing strategies to address the needs of the current homeless population, whether sheltered or unsheltered.

#### **Addressing the emergency shelter and transitional housing needs of homeless persons**

Due to lack of funding sources, the City of Sanford does not administer any internal programs or services that provide a direct benefit to homeless persons. Seminole County, in partnership with three local non-profit homeless services providers, anticipates providing ESG funding to increase efforts of addressing the needs of homeless persons who are in need or are currently residing in emergency shelters or transitional housing facilities. During the FY 2017-2018 program year the County plans to provide \$32,391 in ESG funding to the Rescue Outreach Mission for eligible operation and maintenance expenses to assist approximately 400 individuals who are in need or are currently residing in emergency shelters or transitional housing facilities owned and operated by the organization. The County plans to provide \$32,000 in ESG funding to Safehouse for eligible operation and maintenance expenses to assist approximately 350 individuals who are in need or are currently residing in emergency shelter or transitional housing facilities owned and operated by the organization. In addition, the County plans to

provide \$25,000 in ESG funding to Recovery House for eligible operation and maintenance expenses to assist approximately 40 individuals who are in need or are currently residing in emergency shelter or transitional housing facilities owned and operated by the organization.

**Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again**

Chronically homeless individuals and families, unaccompanied youth and veterans in Sanford benefit from the homeless services that are funded by Seminole County Community Services programs. All of Seminole County's affordable housing strategies and funding sources are available to assisting in the efforts of helping homeless persons make the transition to permanent housing and independent living, but there are no current affordable housing strategies specifically directed toward homeless persons during the current five-year planning period. The City and the County relies on its non-profit homeless services provider partners and the local Continuum of Care agency to implement affordable housing activities that directly affect the homeless populations that they serve. Eligible affordable housing providers are encouraged to apply for annual funding allocations to promote and implement affordable housing activities, for all segments of the population, during the County's advertised Request for Applications (RFA) procurement process each fiscal year. Applications received will be evaluated based on project scoring criteria, developed by the County, and determined to be awarded or denied based on HUD regulated program criteria.

**Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.**

The City of Sanford does not currently have any funding devoted to homeless services, but their housing rehabilitation programs provide repairs that in some cases, can prevent homelessness, by improving substandard housing conditions.

Additionally, County ESG funding can be used Countywide. The Community Services Department, Community Development Division anticipates allocating \$49,551 in eligible ESG program Rapid Re-Housing activities for low- and moderate-income families to avoid homelessness. This funding is anticipated to assist 12 households with direct financial assistance in the form of short-term rental

assistance, security deposits, utility payments, or moving costs. Other eligible types of Rapid Re-Housing assistance includes housing search and placement, housing stability case management, mediation, legal services or credit repair. Recipients of the ESG Rapid Re-Housing assistance will be carefully evaluated by program criteria developed by the County, based on the federal ESG program regulations. Priority will be given individuals or families that present the most urgent need.

**Discussion**

The City of Sanford does not receive and funding that is devoted solely to homeless services, but County ESG funding can be used Countywide. One of the homeless shelters serving Seminole County is in the Historic Goldsboro Community. Rescue Outreach Mission provides a variety of services to homeless individuals and families in Sanford. The City and Police Department make service referrals to this agency.

**The City of Orlando Administers the HOPWA Funding for the region that includes Seminole County. They provide assistance and /information regarding their available services as needed.**

<b>One year goals for the number of households to be provided housing through the use of HOPWA for:</b>
Short-term rent, mortgage, and utility assistance to prevent homelessness of the individual or family
Tenant-based rental assistance
Units provided in housing facilities (transitional or permanent) that are being developed, leased, or operated
Units provided in transitional short-term housing facilities developed, leased, or operated with HOPWA funds
Total

## **AP-75 Barriers to affordable housing – 91.220(j)**

### **Introduction**

As a part of the Consolidated Plan process, the City of Sanford created a report titled the *2015 Analysis of Impediments to Fair Housing Choice*. Within this report the City of Sanford, in partnership with Langton Associates, Inc., conducted a comprehensive review of barriers to affordable housing and created resolutions to implement to eliminate the barriers identified. Prior to the development of this report, Sanford conducted two public meetings and one public hearing in federal funding targeted neighborhoods to gain public input from non-profit housing provider organizations, fair housing advocates, and the public about current or potential impediments that were affecting fair housing choice in Sanford. One important aspect of the report was the in-depth review of Florida's statutes, laws and policies that impact fair housing choice, and includes recommendations on how to eliminate any potential barriers caused by the policies.

During the in-depth review of the Florida statutes, laws and policies, it was concluded Chapter 163, Part II, F.S., Growth Policy; County and Municipal Planning; Land Development Regulation; Community Planning Act (Sections 163.3161 - 163.3217, F.S.) and Chapter 760, Part II, F.S., Florida Fair Housing Act (Sections 760.20 - 760.37, F.S.) have the biggest impact on fair housing choice regulation for local governments. These two specific laws outline requirements for housing development and define and prohibit discrimination in relation to fair housing choice. Though, neither was found to have direct negative impacts on fair housing choice. The direct negative impacts on fair housing choice were discovered when laws were not being properly enforced by local governments, or if land use regulations had the potential to restrict housing choice or propose housing development in areas of communities that could restrict access to goods and services required to achieve a safe and decent living environment.

**Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment**

**Attached are the City of Sanford's 2015 AI results identifying the impediments and recommendations.**

#### **Discrimination in Housing Sales and Rental**

Create a civil rights section on the City website with links to federal and state regulations,

Encourage subrecipients to target marketing resources to promote fair housing awareness in underserved communities. Examples include targeted TV stations, radio and print media. The City should publish a public notice in the local newspaper and post a copy of this notice at the City hall stating the

name of their Fair Housing Coordinator and the availability of local fair housing counseling services.

**Lack of Existing/Available Affordable Housing Stock and the Geographic Distribution of Affordable Housing Stock.**

Recommend implementation of a strong Affirmatively Furthering Fair Housing policy to include proactive monitoring and enforcement efforts.

The City should follow-up on claims of discrimination and work with the FCHR to ensure that the programs covered by the Consolidated Plan effectively address fair housing requirements. Have FCHR contact information posted on the web pages and collateral materials printed by CDBG.

**Unintentional Effects of Local Land Use Regulations/Public Policies and/or the Results of Implementing Antiquated Land Use Regulations**

The City should complete an extensive review of their current Comprehensive Plan to ensure that no local land use policy is having a negative impact on fair housing choice for all segments of the population. If it is determined that a policy results in an impediment to fair housing choice, the City will take the appropriate measures to resolve the issue.

**Local development standards and their implementation e.g. zoning, building or design standards, may constrain development of housing opportunities for minority and low-income households**

Convene AI working group to discuss progress on AI recommendations and solicit feedback for future AI updates

Encourage the City Planning Department to implement land use policies that encourage fair housing and the construction of housing affordable to lower-income families and workers through the administration of state housing element law

**Inadequate access for minority households to housing outside of areas of minority concentration**

Encourage more single-family housing acquisition with CDBG funds using incentives such as project preference.

Consider ways to increase application from inactive housing providers, including but not limited to individual meetings to discuss what barriers to participation exist for the locality.

Coordinate with PHAs within the City's jurisdiction on best practices related to utilization rates, increasing



property portfolio outside areas of concentration, etc. Survey participating PHAs for best practices on:

1. The extent to which finding landlords willing to accept Section 8 vouchers outside areas of minority concentration is a problem;
2. How PHAs area marketing available vouchers to underserved populations who may be least likely to apply.

## **Discussion**

## **AP-85 Other Actions – 91.220(k)**

### **Introduction**

This portion describes the actions that the City will take to address obstacles to meeting underserved needs, foster and maintain affordable housing, reduce lead-based paint hazards, reduce number of poverty-level families, develop institutional structure, and enhance coordination between public and private housing and social services agencies.

### **Actions planned to address obstacles to meeting underserved needs**

The City of Sanford strives to address and overcome obstacles to meeting underserved needs of the community by working with public and private sector organizations that provide a direct service or benefit to underserved residents. All the City's planned goals and objectives identified in the 2017-2018 Annual Action Plan and the 2015-2019 Consolidated Plan are linked directly with the priority needs identified in all the low-mod income target areas county-wide. If a target area is identified as an underserved community or a segment of the population is identified as underserved, the City will take all necessary actions to address those needs with federal program funding, when available.

Some examples of obstacles that may prevent the City in meeting underserved needs are:

- An aging housing stock that requires rehabilitation outside of the current federal funding allocation budget
- Lack of industrial infrastructure to attract big corporate businesses for more economic development impact

Some examples of actions to address these obstacles to meet underserved needs:

- Evaluate and prioritize the condition of homes based on highest need and residential investment
- Focus more attention on small businesses that can benefit from smaller scale economic development projects

### **Actions planned to foster and maintain affordable housing**

The City of Sanford anticipates allocating over \$170,000 towards eligible federal grant funded activities that foster and maintain affordable housing. Specific activities planned include homeowner rehabilitation for emergency repairs and reconstruction/replacement of substandard housing units.

### **Actions planned to reduce lead-based paint hazards**

All projects affordable housing projects, funded by the City of Sanford and administered by the Seminole

County Community Services Department, will be conducted in accordance with Seminole County LBP identification and abatement standards. Seminole County requires that all contractors complete a detailed work write-up to document a lead based paint hazard risk prior to construction on any affordable housing activities:

- If the building was constructed in 1978 or after, the construction date of the unit and source of information is to be recorded on the form.
- If the building was constructed before 1978, it requires visual inspection unless one of the following apply:

a) No children under the age of 6 reside in the home.

b) A previous lead based paint inspection has been conducted according to the HUD regulations and the unit was found not to have lead based paint, documentation must be attached.

c) The property has identified and all lead based paint has been removed in accordance to HUD regulations. Documentation must be attached.

- If the building was constructed before 1978 and does not meet any of the exemptions above, the following actions must be taken:

a) A brochure concerning lead based paint hazards is to be provided to the household.

b) The client is to be provided with a Disclosure of Information on Lead Based Paint

c) The home must be visually inspected. The preparer must, at a minimum, complete HUD's online visual inspection training before the inspection is conducted. The inspecting party must answer the following questions:

- Are interior painted surfaces free from deteriorated paint?
- Are the exterior painted surfaces free from deteriorated paint?
- Will any paint be disturbed during rehabilitation?

In accordance with the HUD Lead-Based Paint Regulation (24 CFR Part 35), rehabilitation work on housing built before 1978 that is financially assisted by the Federal government is subject to requirements that will control lead-based paint hazards. At the very least, Seminole County will test and repair any painted surface that is disturbed during the work. The County may stabilize deteriorated paint, which includes the correction of moisture leaks or other obvious causes of paint deterioration. Clearance examination will be conducted following most work activities to ensure that the work has been completed; that dust, paint chips and other debris have been satisfactorily cleaned up; and that dust lead hazards are not left behind. As necessary, a risk assessment will be done to identify lead-based paint hazards, perform interim control measures to eliminate any hazards that are identified or, in lieu of a risk assessment, perform standard

treatments throughout a unit. The type and amount of Federal assistance and rehabilitation hard costs for the unit will determine the level of lead hazard reduction that will be completed.

Actions to address LBP hazards and increase access to housing without lead based paint hazards include:

- Ensure contractors completing work write-up on housing units are certified to complete the proper testing
- When selecting homes for rehabilitation/resale, give priority to homes that were constructed after 1978
- Coordinate with the local health department to maintain statistics on housing units identified to contain lead based paint

### **Actions planned to reduce the number of poverty-level families**

The University of Central Florida Department of Public Administration, in partnership with the Seminole County Health Department, is currently in the process of completing a detailed analysis of the characteristics of distressed neighborhoods in the City of Sanford. The City is currently in the process of discussing actions to take to alleviate the poverty in the identified neighborhoods. Some examples of actions that will be taken to reduce the number of poverty-level families include:

- Providing job training to youth and unemployed
- Working with the Sanford Housing Authority for planning future public housing development for very-low and low-income families who suffered from the loss of existing public housing in 2011
- Working with the local Chamber of Commerce to discuss potential opportunities for economic growth throughout these neighborhoods

*The analysis was recently completed. The results of the study haven't been presented to the City of Sanford Commission for approval at the time of the preparation of the FY 2016-2017 Action Plan. The study and results will be presented to the City commission for consideration in late 2016.*

The City of Sanford has placed a priority on youth services, particularly those that provide mentoring and employment skills training for is public services.

The City of Sanford is also considering re-examining its consolidated plan goals to create a CDBG funded economic development grant program aimed at encouraging the development of small businesses. A substantial amendment will be submitted to HUD to include the new economic development program.

Referral services to programs that promote employment, and skills training for individuals and households

in poverty.

### **Actions planned to develop institutional structure**

Seminole County Community Services Department serves as Administrator of the CDBG program funds and activities for the 2017-2018 and the remaining fiscal years in this Consolidated Plan period. According to the Seminole County 2015-2019 Consolidated Plan, The County, in conjunction with the municipalities, elected officials, citizens, non-profit agencies, and for-profit organizations, will continue networking and trying to assess what resident need and how best to meet those needs. Keeping the private and public sector aware of all services provided will be a key objective for the County. The City of Sanford is electing to adopt these actions to further develop the institutional structure of accomplishing the CDBG program goals and objectives outlined in this Consolidated Plan.

### **Actions planned to enhance coordination between public and private housing and social service agencies**

The following list describes actions that the City is either currently implementing or plans to implement to enhance coordination between public and private housing and social services agencies:

- The City of Sanford is currently in partnership with the local Habitat for Humanity to expand access to affordable housing opportunities for low-moderate income families in Sanford
- The City of Sanford partners with Seminole County Social Services. The Seminole County Community Development Division Manager serves as the fair housing officer for Seminole County.

### **Discussion**

## Program Specific Requirements

### AP-90 Program Specific Requirements – 91.220(I)(1,2,4)

#### Introduction

This component examines the amount of program income anticipated to be received prior to the start of the next fiscal year from activities and projects currently being implemented from previous CDBG funding allocations. It also addresses whether any urgent need activities are expected to be implemented with 2017-2018 CDBG funding and the amount of funding that will benefit low- to moderate-income persons/families.

#### Community Development Block Grant Program (CDBG)

##### Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
<b>Total Program Income:</b>	<b>0</b>

#### Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	100.00%

## **Discussion**

The City of Sanford certifies it has elected an overall benefit of one year to expend its CDBG funding to principally benefit low and moderate-income persons in a way that ensures at least 70% of the amount is expended for activities that benefit such persons in the 2017 program year.