

City of Sanford

2020 – 2024 Five – Year Consolidated Plan



Executive Summary

ES-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

1. Introduction

The U.S Department of Housing and Urban Development requires entitlement cities receiving annual federal funding allocations from HUD for affordable housing and community development projects to prepare a Consolidated Plan pursuant to requirements established in the Code of Federal Regulations 24 CFR 91. The City of Sanford receives Community Development Block Grant (CDBG) from HUD. Sanford's Consolidated Plan is for the five-year period from October 1, 2020 through September 30, 2025.

The Needs Assessment and Market Analysis sections of the Consolidated Plan determine the priority housing and non-housing development needs within the city. The Strategic Plan section describes the strategies that will be undertaken and the goals to be accomplished in order to address priority needs over the Consolidated Plan's five-year timeframe. An emphasis is placed on meeting priority needs based on housing, community and economic development projects that are eligible for funds through the CDBG program. The Consolidated Plan also includes a First-Year Action Plan. The First Year Action plan describes the activities that will be undertaken in the first year to address the priority needs and mark progress towards meeting the Strategic Plan goals.

The City of Sanford's Five-Year Consolidated Plan is based on the 2016 Community Needs Assessment Findings & Recommendation Conducted by the University Of Central Florida College Of Health and Public Affairs, School of Public Administration and the 2018 HUD Choice Neighborhood Initiative - Goldsboro Transformation Plan. The City of Sanford as Co-Applicant with the Sanford Housing Authority was awarded a HUD Choice Neighborhood Initiative Planning Grant in June of 2016 to development a Transformation Plan for the Goldsboro Neighborhood.

The Community Needs Assessment Findings and Recommendations study conducted by the University of Central Florida, was undertaken to provide residents an opportunity to share their thoughts and concerns about needs of the disadvantage communities. The study includes four components 1) Identification of economically distressed areas; 2) Identification of issues, concerns and suggestions generated by residents from the identified area; 3) Identification of public services available to residents in identified areas; 4) recommendations. The Community Needs Assessment Findings & Recommendations identified the Goldsboro neighborhood as the most economically distressed neighborhood in the City of Sanford. The study identified Goldsboro as having the highest rate of poverty with 50% of the population below the poverty level, the lowest per capita households income \$10,644 and the third highest unemployment rate at 18.9%.

The Choice Neighborhood Initiative Planning Grant representing two years of planning and community engagement at a cost of \$950,000 is a comprehensive guide for future investments and development of the Goldsboro neighborhood. The Transformation Plan represents the community's vision for the future. It includes a set of overarching goals, priority objectives, and a detail array of strategies for achieving the holistic revitalization of Goldsboro.

The Transformation Plan Vision Statement: “Revitalized Goldsboro is a thriving and safe community with quality housing options, diverse economic opportunities, and a shared sense of pride in its rich history and promising future.

The Goldsboro neighborhood is less than a mile southwest of downtown Sanford. There are approximately 1,000 households and 3,000 residents living in the community. In the heart of Goldsboro, the Sanford Housing Authority owned and managed five public housing sites, totaling 380 family units. Deemed uninhabitable by HUD in 2010, the residents were relocated and the buildings demolished leaving 47.9 acres of vacant land.

2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview

All HUD-funded projects must meet one of three National Objectives:

- Primarily benefit low- and moderate-income persons
- Prevent or eliminate sum or blight, or
- Meet other community development needs that have a particular urgency because existing conditions pose a serious threat to the health or welfare of the community and other financial resources are not available to meet such needs

These priorities, goals and objectives reflect the corresponding goals and objectives described in the Choice Neighborhood Initiative Transformation Plan for Goldsboro. The City of Sanford adopted the CNI Goldsboro Transformation Plan in June of 2018 as the bases for the Strategic Plan portion of this Consolidated Plan.

For the CNI Goldsboro Transformation Plan and the CDBG program the highest priorities are:

- Empowering the Community
- Improve Community Connections
- Expand Housing Opportunities
- Invest in the Children
- Community Wellness
- Expand Economic Opportunity

Demo

During this 2020 - 2024 Consolidated Plan period, the City of Sanford has selected goals that achieve all three of the three CDBG Primary funding objectives. The City of Sanford will achieve suitable living environments with enhanced public services and public facilities; decent and safe housing with housing rehabilitation and reconstruction activities and expanded economic opportunity with grants for microenterprise businesses and job retention training programs.

Explanation of Objectives and Outcomes:

Priority Need: Increase access to Public Services

National Objective: Low Income Area Benefit/Low Income Limited Clientele

Objective: Provide accessibility for the purpose of creating suitable living environments by providing public services and renovations to public facilities within the Goldsboro community.

Outcome: Accessibility / Availability

Indicator: Public Services other than housing; 500 persons assisted

Activities; Essential services for low-income and limited clientele population, special needs population and homeless.

Priority Need: Improve Access to Public Facilities

National Objective: Low-Income Area Benefit or Limited Clientele

Objective: Create Suitable Living Environment

Outcome: Accessibility / Availability

Indicator: Public Facility or Infrastructure Activity other than housing for Low/moderate person

Benefit: 1,250

Priority Need: Increase Access to Affordable Housing

National Objective: Low Income Housing

Objective: Decent Housing

Outcome: Accessibility / Availability

Demo

Indicator; Provide affordable housing through housing rehabilitation, reconstruction activities, rezoning for the neighborhood and finalizing the cottage homes program.

Benefit: 9Reconstructs/Major Rehabilitation and assist 45 households with minor home repairs.

Priority Need: Economic Development

National Objective: Economic Development

Objective: Economic Opportunity

Outcome: Sustainability

Indicator: Assistance for new and existing businesses, review and revise City regulations that impeded small business growth, and Job retention and retraining programs for low-income persons.

Benefit: 125 persons with job retention and retraining Benefit; Assist 10 Businesses

Priority: Program Administration

National Objective: Low and Moderate Income Households or Area Benefit

Objective: Creation or Sustain a suitable living environment

Outcome: Sustainability

Outcome: N/A

3. Evaluation of past performance

According to the 2015-2019 Consolidated Plan, the goals and objectives set forth were owner-occupied housing rehabilitation, clearance and demolition of dilapidated housing structures and renovation of neighborhood facilities. The 2019 CAPER, which documents the projects that were completed by the end of the fiscal year 2019, estimates that 260 housing units were expected to be accomplished over the five year period, the one year goal for this activity was 1 housing units, and the final accomplishment after year one was 65 housing units. The CAPER also estimates that 0 dilapidated housing structures were to be demolished during the five year period, the one year goal for this activity was 0 dilapidated housing structures, and the final accomplishment after year one was 0 dilapidated structures. Finally, the CAPER estimates that 0 neighborhood facilities would be renovated over the five year period, the one year goal for this activity was the renovation of 8 businesses, and the final accomplishment after year one was the renovation of 1 business.

There are several explanations for the housing rehabilitation activity not meeting its anticipated year one goal (1) The City of Sanford resumed responsibility for our CDBG program from Seminole County and had difficulty hiring a CDBG program manager. The first person selected for the position was offered the job in September 2019. However, she experienced health issues after she was offered the position and after several health assessments she had to decline the job in November 2019. The position was re-advertised and offered again and in February of 2020 a program manager was hired. The new CDBG program manager encountered delays getting set-up in IDIS (2) the transition of the CDBG program from Seminole County to the City of Sanford experienced more challenges than anticipated due to staff turnover at Seminole County. Also, following up with clients and recertifying income certification took time. (3) and finally, Unfortunately, in the midst of the transition the COVID epidemic brought the program to a virtual standstill. In response to the Executive Order to close City Hall to the Public the intake process for the housing program was revamped.

Although the goals and objectives for the past year were not accomplished, considerable progress was accomplished in the revamping of the program management protocol and procedure. The renewed housing program is active and on track to make-up for the delay. One of the priorities and objectives stated in the Goldsboro Transformation Plan is Expanding Housing Opportunities.

4. Summary of citizen participation process and consultation process

The City of Sanford's Citizen Participation Plan outlines ways in which the citizens of Sanford can participate in its Community Development Block Grant (CDBG), program. In order to maximize outreach, the City of Sanford's Community Development Department conducted one (1) formal citywide public hearing and two (2) public meetings in target neighborhoods chosen due to income level and federal grant program eligibility. The City developed and published a Consolidated Plan Survey to gain public input on specific eligible grant categories such as housing rehabilitation, community development activities, and public services.

The Goldsboro Transformation Plan is the product of of an open and transparent planning process involving more than 300 residents and community stakeholders and informed by a lengthy face-to-face survey of 200 community residents and former Sanford Housing Authority residents. The community came together and envisioned its future through seven (7) working groups that each met about 10 times ; four community-wide information fairs that attracted over 200 residents; a community updated website where all meetings notices, agendas, meeting minutes, and presentations were posted; and an active Facebook page.

The Goldsboro Transformation Plan was adopted by the City of Sanford Commission at its June 25, 2018 Regular meeting and approved for submission to HUD.

The City Commissioner for District 2 hold monthly Town Hall meetings to update the community on the progress being made in District 2 especially Goldsboro and the Transformation Plan.

5. Summary of public comments

The following is a summary of the public comment process for the 2020-2024 Five-year Consolidated Plan and 2020-2021 Annual Action Plan

Public Notice of Public Hearing and 10 Day Public Comment Period Posted at City Hall Bulletin Board Thursday, October 15, 2020

District 2 Community Meetings on Thursday September 28, 2020 and Thursday, October 22, 2020.

Public Notice of Public Hearing and 10 Day Public Comment Period published in the Sanford Herald October 21-24, 2020

Public Hearing held Wednesday, October 28, 2020 at 5:00pm in the city Commission Chamber

Following the covering of the Agenda, attendees were called upon by raising their hands to provide input on projects to be considered for the 2020 2024 Consolidated Plan period. The following is a breakdown of the suggestions received:

- Rental assistance
- Homeless Services
- Housing Rehabilitation
- Youth Services
- Storm drainage improvements for Goldsboro
- Economic Development
- Implementation of the Goldsboro Transformation Plan

Attendee raised question if all the funds will be spent in Goldsboro or will some funds be set aside for other parts of the City?

Answer: approximately 85% of the CDBG funds will be targeted for Goldsboro and 15% will be available for addressing housing minor repairs in other areas of the City for low and moderate-income homeowners.

Since the City targeted Homeless services in the CARES funding will more public services funds be targeted for homelessness?

Answer: There is a possibility more funds will be needed for homelessness if COVID continues to escalate.

Will the City be applying for a HUD Choice Implementation Grant for the Goldsboro Transformation Plan?

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Answer: Yes the City in partnership plan on submitting for a Choice Neighborhood Implementation Grant

Will there be funds available for start-up business in Goldsboro?

Answer: Yes there will funds to assist business

Why the City did not have a rental assistance program?

The County receive State Housing Initiative Fund for rental assistance and the City does not.

The Community is very supportive of the Goldsboro Transformation Plan and anxiously awaiting the redevelopment of the housing complexes, community resource center and athletic fields at the Westside Community Center. The partnership with stakeholders like the Florida Department of Health and Seminole County Public Schools has been very promising.

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

There were some citizens that were opposed to allocating more funds for homelessness services outside of what was allocated from CARES.

There was a comment on funding outside public services agencies to provide services in Goldsboro. The City is working on building services capacity in Goldsboro, however until that happens it is necessary to import services.

The group was very supportive of the City adopting the Goldsboro Transformation Plan and was concerned the City had not applied for the HUD Choice Neighborhood Implementation Grant to accelerate progress in Goldsboro with implementation of the Plan.

7. Summary

The Goldsboro Transformation Plan is the result of an extensive outreach and engagement process that involved a broad array of community partners and stakeholders that looked at the Goldsboro community from the perspective of Housing, People and neighborhood. The core partners include Sanford Housing Authority (SHA) for the Housing; Goldsboro Front Porch Council (GFPC) for the people and the City of Sanford for the Neighborhood. The Consulting Team consisted of:

EJP Consulting Group - Planning Coordinator

ACI - Developer Architect

Community Solutions Group / GAI - For Sale Housing Market Analysis

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CPH - Neighborhood Master Plan

East Central Florida Regional Planning Council (ECFRPC) - Neighborhood and Economic Development

Miller Construction Services LLC - For Sale Housing Units Design

Nikeem Person, Iriye Studios - Youth Photography Class

Strategic Community Intervention LLC - Public Safety Facilitation

Zimmerman / Volk Associates - Residential Market Potential

Wendover Housing Partners - SHA Rental Developer

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The Process

PR-05 Lead & Responsible Agencies 24 CFR 91.200(b)

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

The following are the agencies/entities 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	City Manager's Office, City of Sanford

Table 1 – Responsible Agencies

Narrative

The City of Sanford is the lead agency responsible for the preparation of the 2020 -2024 Consolidated Plan and 2020-2021 Annual Action Plan. In 2019, the City of Sanford terminated the agreement with the Seminole County Community Services Department to administer its CDBG program. The goals/objectives described within this Annual Action Plan for the 2020-2021 fiscal year, and each year after are contained in the HUD Choice Neighborhood Initiative Transformation Plan submitted to HUD June 28, 2018. The City of Sanford in partnership with the Housing Authority of the City of Sanford and Goldsboro Front Porch Council, Inc. retained the services of EJP Consultants to assist in the development and submission of the Goldsboro Transformation Plan to HUD. The City of Sanford adopted the Goldsboro Transformation Plan as the bases for the foundation for the City of Sanford 2020 - 2024 Consolidated Plan and 2020.-2021 Annual Action Plan. EJP, Inc. also assisted the City and SHA with conducting the public hearings, public meetings, and survey collection and evaluation during the Citizen Participation Process in the development of the Transformation Plan.

Consolidated Plan Public Contact Information

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PR-10 Consultation – 91.100, 91.110, 91.200(b), 91.300(b), 91.215(I) and 91.315(I)

1. Introduction

In an effort 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 this Consolidated Plan. The following narrative sections provide brief summaries of the types of coordination activities that will be carried out by the City of Sanford over the next five fiscal years 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, 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 in order to ensure successful implementation of CDBG programs activities and achievement of the housing goals and objectives set forth in this Consolidated Plan. The City of Sanford and the Sanford Housing Authority continue their partnership with the implementation of the Goldsboro Transformation Plan to expand housing opportunities, to include quality mixed income housing, homeownership opportunities and grants for home improvements.

The Florida Department of Health in Seminole County and the Regional Hospital continue their support of the Goldsboro Transformation Plan to identify and address the physical and mental health needs of the residents of Goldsboro.

At funding provided directly to local non-profits public services providers to administer the CDBG Public Services activities described within this plan will coordinated by the City of Sanford.

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, will continue membership and coordination with the Central Florida Commission on Homelessness and Homeless Services Network of Central Florida through the participation and organization of street outreach activities in the form of public events and volunteer services in order 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.

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

The City of Sanford, is a member of the Continuum of Care and 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, in the event that 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 jurisdictions consultations with housing, social service agencies and other entities

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	Homeless Services Network of Central Florida
	Agency/Group/Organization Type	Services-homeless Publicly Funded Institution/System of Care
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth
	How the Agency/Group/Organization consulted and what was are the anticipated outcomes of the consultation or areas for improved coordination?	The Homeless Services Network of Central Florida was consulted via phone, e-mail and through COC Plan and PIT survey evaluation as an alternate data source for the Need Assessment and Market Analysis section of the Consolidated Plan when HUD pre-populated data was unavailable or insufficient.
2	Agency/Group/Organization	COMMUNITY LEGAL SERVICES OF MID-FLORIDA
	Agency/Group/Organization Type	Service-Fair Housing Regional organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs
	How the Agency/Group/Organization consulted and what was are the anticipated outcomes of the consultation or areas for improved coordination?	The Community Legal Services of Mid-Florida was an active member of the Goldsboro Transformation Plan planning committee and provided data source for the Need Assessment and Market Analysis sections, specifically public housing needs and impediments to fair housing of the Transformation/Consolidated Plan when HUD pre-populated data was unavailable or insufficient.
3	Agency/Group/Organization	Sanford Public Housing Authority
	Agency/Group/Organization Type	PHA Services - Housing
	What section of the Plan was addressed by Consultation?	Public Housing Needs

	How the Agency/Group/Organization consulted and what was are the anticipated outcomes of the consultation or areas for improved coordination?	The Sanford Public Housing Authority was Co-Applicant of HUD Choice Neighborhood Initiative Grant and provided data for the Need Assessment and Market Analysis section of the Transformation/Consolidated Plan when HUD pre-populated data was unavailable or insufficient and for any current or future plans for development of new public housing.
4	Agency/Group/Organization	SEMINOLE COUNTY HOUSING AUTHORITY
	Agency/Group/Organization Type	PHA Services - Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs
	How the Agency/Group/Organization consulted and what was are the anticipated outcomes of the consultation or areas for improved coordination?	The Seminole County Public Housing Authority was consulted via phone and e-mail as an alternate data source for the Goldsboro Transformation Plan on Need Assessment and Market Analysis section of the Consolidated Plan when HUD pre-populated data was unavailable or insufficient and for current or future plans for the development of public housing.
5	Agency/Group/Organization	Orlando Public Housing Authority
	Agency/Group/Organization Type	PHA Services - Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs
	How the Agency/Group/Organization consulted and what was are the anticipated outcomes of the consultation or areas for improved coordination?	The Orlando Housing Authority in partnership with the Sanford Housing Authority was c0-applicat on the CNI Goldsboro Transformation Plan and provided information as an alternate data source for the Need Assessment and Market Analysis section of the Consolidated Plan when HUD pre-populated data was unavailable or insufficient and any current or future plans for the development of public housing.
6	Agency/Group/Organization	Seminole County Community Services Department
	Agency/Group/Organization Type	Other government - County
	What section of the Plan was addressed by Consultation?	Public Housing Needs Homelessness Strategy Non-Homeless Special Needs

	How the Agency/Group/Organization consulted and what was are the anticipated outcomes of the consultation or areas for improved coordination?	The Seminole County Community Services Department was consulted during the public hearing/meeting process and throughout the development process of the Goldsboro Transformation/ Consolidated Plan regarding the selection of the City's goals and objectives for the five year period, as well as how the goals and objectives from the City's Consolidated Plan will overlap with the County's Consolidated Plan or can be leveraged to benefit Sanford residents.
7	Agency/Group/Organization	Recovery House of Central Florida
	Agency/Group/Organization Type	Services - Housing Services-homeless Transitional Housing and Treatment Center
	What section of the Plan was addressed by Consultation?	Homelessness Strategy
	How the Agency/Group/Organization consulted and what was are the anticipated outcomes of the consultation or areas for improved coordination?	Recovery House was consulted during the public hearing/meeting process to solicit input on the current needs of homeless persons who also suffer from drug addiction in Sanford.
8	Agency/Group/Organization	Seminole County Health Department
	Agency/Group/Organization Type	Health Agency
	What section of the Plan was addressed by Consultation?	Lead-based Paint Strategy
	How the Agency/Group/Organization consulted and what was are the anticipated outcomes of the consultation or areas for improved coordination?	The Seminole County Health Department was a partner in the development of Goldsboro Transformation Plan and active member of the Health Working group during the public process to discuss the current health trends or any current lead based paint hazard concerns in Sanford.

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

No agency types were specifically not consulted by the City of Sanford.

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 of Central Florida	Sanford and the Homeless Services Network of Central Florida have the overlapping goals of providing safe and decent affordable housing and public services including supportive housing services such as mental health counseling, basic healthcare, and job training efforts to very-low, low and moderate income residents, including homeless persons, in Sanford.

Table 3 – Other local / regional / federal planning efforts

Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(l))

The City of Sanford coordinated with Seminole County Community Services Department and the Seminole County Health Department throughout the development of the Goldsboro Transformation Plan/Consolidated Plan in order to retrieve alternate Needs Assessment and Market Analysis data in situations where HUD pre-populated data was unavailable for insufficient.

Narrative (optional):

The Goldsboro Transformation Plan was a comprehensive two year planning process that involved an extensive array of public and private organizations and agencies. The list of committee members are listed in the acknowledgement section of the Transformation Plan.

PR-15 Citizen Participation – 91.105, 91.115, 91.200(c) and 91.300(c)

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

The City of Sanford's Citizen Participation Plan outlines ways in which the citizens of Sanford can participate in its Community Development Block Grant (CDBG), program. In order to maximize outreach, the City of Sanford's Community Development Department conducted one (1) formal citywide public hearing and two (2) public meetings in target neighborhoods chosen due to income level and federal grant program eligibility. The City developed and published a Consolidated Plan Survey to gain public input on specific eligible grant categories such as housing rehabilitation, community development activities, and public services.

The HUD Choice Neighborhood Initiative Plan: Goldsboro Transformation Plan is the foundation for the City of Sanford CDBG 2020-2024 Five Year consolidated Plan. The Plan also serves as the foundation for the Sanford Housing Authority Five-Year consolidated Plan.

The Goldsboro Transformation Plan is the product of of an open and transparent planning process involving more than 300 residents and community stakeholders and informed by a lengthy face-to-face survey of 200 community residents and former Sanford Housing Authority residents. The community came together and envisioned its future through seven (7) working groups that each met about 10 times; four community-wide information fairs that attracted over 200 residents; a community updated website where all meetings notices, agendas, meeting minutes, and presentations were posted; and an active Facebook page. The strategies and objectives contained in The Goldsboro Transformation Plan took two years to complete.

The Goldsboro Transformation Plan was adopt by the City of Sanford Commission at its June 25, 2018 Regular meeting and approved for submission to HUD.

The City Commissioner for District 2 hold monthly Town Hall meetings to update the community on the progress being made in District 2 especially Goldsboro and the Transformation Plan. The District 2 meeting held on September 28, 2020 an overview of the CDBG Five-Year Consolidated Plan/The Goldsboro Transformation Plan was presented to the community.

October 21-24, 2020 The City of Sanford Published the Public Notice of Public Hearing and 10 Day Comment Period for the Five Year consolidated Plan and One-Year Action Plan was published in the Sanford Herald.

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A Public Hearing on the Five-Year Consolidated Plan and One Year annual Action Plan was held on Wednesday, October 28, 2020 with minimal participation, questions and suggestions.

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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 Non-targeted/broad community Low-Income Neighborhood	District 2 Monthly meeting, September 24, 2020 there were approximately twenty-five (25) people in attendance, including City staff and elected officials. An overview of the Goldsboro Transformation Plan was presented followed by staff taking questions from citizens at a round table following the formal presentation.	Continue the housing rehab and economic development for small businesses. Will the City and SHA be applying for the HUD Choice Neighborhood Implementation grant?	None.	

Demo

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)
2	Newspaper Ad	<p>Minorities</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Residents of Public and Assisted Housing</p>	<p>October 21-24, 2020 published the Public Notice of Public Hearing and 10 day Public comment period for the Five-Year Consolidated Plan and 2021-2022 Annual Action Plan.</p>	<p>No written comments were received</p>	<p>N/A</p>	
3	Public Hearing	<p>Minorities</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Residents of Public and Assisted Housing</p>	<p>On Wednesday, October 28, 2020 the Public Hearing for the Five -Year Consolidated Plan was held at City Hall. There were several people in attendance</p>	<p>Would any CDBG funds be spent outside of Goldsboro, will the City be applying for a HUD Choice Neighborhood grant to implement the Goldsboro Transformation Plan, When will the economic development grants application be available.</p>	<p>None, all comments were relevant to the Five-year plan and the Goldsboro Transformation Plan.</p>	

Table 4 – Citizen Participation Outreach

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Needs Assessment

NA-05 Overview

Needs Assessment Overview

In this section of the Consolidated Plan, we will examine data and draw conclusions as to what the critical housing needs are in the City of Sanford. We will identify the common types of housing problems faced by Sanford households and the types of families facing these problems. We will use the data provided to draw conclusions as to how to alleviate these types of housing problems and form strategies to ensure that there is an adequate supply of affordable housing for every segment of the population, including all racial and ethnic groups and special needs populations, such as persons with disabilities, across all income levels. Furthermore, we will examine the current needs for Non-Housing Community Development needs to determine what categories of CDBG federal funds should be prioritized during the 2015-2020 planning period.

NA-10 Housing Needs Assessment

According to the data provided in this section, the most common housing problems affecting the City of Sanford households are substandard housing (lack of complete plumbing, kitchen facilities), overcrowding and cost burden. Of the City of Sanford 18,774 households; 21.7% of those units are substandard, lacking complete plumbing or kitchen facilities or are overcrowded; and 52.7% are cost burdened.

NA-15 Disproportionately Greater Need: Housing Problems

In this section of the Needs Assessment, a description of the need of any racial or ethnic group that has disproportionately greater need will be determined. According to 24 CFR 91.305, a disproportionately greater need exists when the percentage of persons in a category of need who are members of a particular racial or ethnic group is at least ten percentage points higher than the percentage of persons in the category as a whole.

The categories of Area Median Income for 0-30%, 30-50%, 50-80% will be displayed in Tables 9-12. The highest level of disproportionately greater need was a Black/African American household with one or more housing problems with very low income at 34.8% of the county in the 0-30% AMI. The White group makes up 30.4% and Hispanic group made up 10.5% of the county, which met the definition of disproportionately greater need. In the 30-50% group black/African American 28.3%, Hispanic was 24.1%, and White at 23.7%. In the 50-80% group White was 32.4%, Black/African American 15.3% and Hispanics 10%.

See Existing Conditions Report attached as Appendices



Goldsboro Choice Neighborhood

Goldsboro Choice Neighborhood Map

NA-10 Housing Needs Assessment - 24 CFR 91.205 (a,b,c)

Summary of Housing Needs

According to the 2015 American Community Survey (ACS), there were an estimated 19040 households in the City of Sanford. That marks an increase of 773 households over a 6 year period. Of the 19040 households in Sanford, 8645 households contained one or more persons and were considered a small family and 3,124 were considered single person households. Tenure data reflected that there are 8,424 owner-occupied households and 10,350 rental occupied households in The City of Sanford. At the time of the 20011-2015 CHAS, 5,299 households contained at least one person age 60 years or older and 3,287 households contained one or more children age 6 years or younger. The same data set noted that 120 of the households were considered substandard and 60 households were severely overcrowded with 1.51 persons or more per room. Cost burden data reflected that 3,559 households were facing a cost burden of greater than 50% of their monthly income, while 5,971 were facing a cost burden of greater than 30% of their monthly income. There are 335 households that reflect zero or negative income and make up 0.01 percent of the household population in the City of Sanford.

Demographics	Base Year: 2009	Most Recent Year: 2015	% Change
Population	53,570	56,170	5%
Households	18,277	19,040	4%
Median Income	\$43,282.00	\$38,273.00	-12%

Table 5 - Housing Needs Assessment Demographics

Data Source: 2005-2009 ACS (Base Year), 2011-2015 ACS (Most Recent Year)

Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households	2,435	3,305	3,690	2,205	7,405
Small Family Households	915	1,245	1,520	1,205	3,760
Large Family Households	130	195	345	85	350
Household contains at least one person 62-74 years of age	610	595	570	295	1,460
Household contains at least one person age 75 or older	199	440	525	220	385
Households with one or more children 6 years old or younger	345	813	705	435	989

Table 6 - Total Households Table

Data Source: 2011-2015 CHAS

Housing Needs Summary Tables

1. Housing Problems (Households with one of the listed needs)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	4	40	4	0	48	25	0	0	0	25
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	0	0	15	0	15	10	0	0	0	10
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	65	165	50	15	295	0	0	4	0	4
Housing cost burden greater than 50% of income (and none of the above problems)	1,205	1,110	225	25	2,565	505	620	465	45	1,635

Demo

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Housing cost burden greater than 30% of income (and none of the above problems)	135	595	1,215	355	2,300	85	305	515	300	1,205
Zero/negative Income (and none of the above problems)	145	0	0	0	145	70	0	0	0	70

Table 7 – Housing Problems Table

Data 2011-2015 CHAS
Source:

2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	1,275	1,315	295	35	2,920	540	620	465	45	1,670
Having none of four housing problems	230	705	1,690	900	3,525	170	670	1,235	1,225	3,300
Household has negative income, but none of the other housing problems	145	0	0	0	145	70	0	0	0	70

Table 8 – Housing Problems 2

Data 2011-2015 CHAS
Source:

3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	719	795	675	2,189	90	260	400	750
Large Related	60	135	245	440	30	55	25	110
Elderly	340	285	245	870	305	415	225	945
Other	295	610	325	1,230	185	180	335	700
Total need by income	1,414	1,825	1,490	4,729	610	910	985	2,505

Table 9 – Cost Burden > 30%

Data 2011-2015 CHAS
Source:

4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	715	580	140	1,435	80	190	175	445
Large Related	60	20	15	95	20	55	25	100
Elderly	280	155	55	490	265	280	100	645
Other	225	410	10	645	140	85	165	390
Total need by income	1,280	1,165	220	2,665	505	610	465	1,580

Table 10 – Cost Burden > 50%

Data 2011-2015 CHAS
Source:

5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	65	165	40	15	285	0	0	0	0	0

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Multiple, unrelated family households	0	0	15	0	15	10	0	4	0	14
Other, non-family households	0	0	15	0	15	0	0	0	0	0
Total need by income	65	165	70	15	315	10	0	4	0	14

Table 11 – Crowding Information – 1/2

Data Source: 2011-2015 CHAS

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Households with Children Present	0	0	0	0	0	0	0	0

Table 12 – Crowding Information – 2/2

Data Source Comments:

Describe the number and type of single person households in need of housing assistance.

The data to determine these types of statistics in the City of Sanford was determined to be irretrievable during the development process of this Consolidated Plan. The Shimberg Center for Housing Studies estimates that nearly 25,369 homes in Seminole County contains at least one person with a disability. There was no other information provided regarding the number of families with disabilities in need of housing assistance in Sanford. Data and information this narrow proved to be very difficult to locate and describe during the development of this Consolidated Plan.

Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.

The data to determine these types of statistics in the City of Sanford was determined to be irretrievable during the development process of this Consolidated Plan. The Shimberg Center for Housing Studies estimates that nearly 25,369 homes in Seminole County contains at least one person with a disability. There was no other information provided regarding the number of families with disabilities in need of housing assistance in Sanford. Data and information this narrow proved to be very difficult to locate and describe during the development of this Consolidated Plan.

What are the most common housing problems?

According to the data provided in the 2011-2015 CHAS, the most common housing problems are substandard housing, overcrowding and cost burden. In the City of Sanford, there are approximately 48 rental substandard households and 25 owner substandard households. Substandard households are defined as lacking adequate kitchen facilities and complete plumbing. There are approximately 15 rental households and 10 owner households that are considered severely overcrowded (>1.51 persons per room). There are approximately 295 rental households and 4 owner households that are considered overcrowded (1.01-1.5 persons per room). Cost burden, the most common housing problem in the City of Sanford, affects both owner and rental households, with 1205 owner households with 30 percent or greater cost burden and 2300 rental households with a 30 percent or greater cost burden, and 1635 owner households with 50 percent or greater cost burden and 2,565 renter households with a 50 percent or greater cost burden. That means a total of 7,705 total households, out of 19040 or 40 percent of total households in Sanford spend more than 30 percent of their monthly income on housing costs.

Are any populations/household types more affected than others by these problems?

According to the 2009-2015 CHAS data provided, small-related family households, for both rental and owner households, face a higher cost burden and chance for overcrowding than large related families or single person households. The highest cost burden, for both rental and owner households, affect families in the 50% to 80% Housing and Urban Development Area Median Family Income (HAMFI) category.

Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance

According to data provide by HUD, there are currently 2,510 extremely low-income households in the City of Sanford. Of the 2,510 extremely low income households, 315 households contain a child under 6 years of age and 355 households contain a person age 75 years or older. 1,535 extremely low-income households face at least one of the four common household problems (substandard housing, overcrowding, cost burden, or severe cost burden) described above. These households are at imminent risk of either residing in shelters or becoming unsheltered if they do not receive housing assistance.

If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:

Demo

The City of Sanford defines at-risk populations as households containing persons with disabilities, low and very-low income households, also experiencing common housing problems such as a cost burden of 30 percent or greater or 50 percent or greater.

The City of Sanford operationalizes at-risk populations as households with a household income between 50% and 80% of the AMI who are also suffering from one of more common housing problems such as substandard housing conditions, overcrowding, and cost burden.

The City of Sanford used the data provided in the pre-populated tables above, as well as general American Community Survey and Census data when available.

Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness

Some housing characteristics, other than the common housing problems (substandard housing, overcrowding, and cost burden), leading to instability and an increased risk of homelessness include, underemployment, poor physical health, low level of educational attainment, domestic violence, and drug use. According to the Homeless Services Network of Central Florida, who provides Continuum of Care and Point-in-Time Survey information for the homeless populations in The City of Sanford, Orange County, and Osceola County, 76% of households who are underemployed suffer an increased risk of homelessness, 72% of households with poor physical health suffer an increased risk of homelessness, 47% of households with a low level of educational attainment suffer an increased risk of homelessness, 28% of households who suffer from domestic violence also suffer from an increased risk of homelessness and 8% of households suffer an increased risk of homelessness. Furthermore, most of these households are single parent households with children present.

Discussion

With the data provided in Tables 1 through 8 above and the narratives in the Housing Needs Assessment Section, it can be concluded that common housing problems such as lack of complete facilities, overcrowding, and cost burden have a profound effect on all households types and income levels. With cost burden affecting a high percent of all the City of Sanford households, and especially at-risk for homelessness groups, it can be concluded that cost burden is the housing problem with the biggest negative impact on affordable housing.

NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

The tables in this section of the Consolidated Plan describe the need of any racial or ethnic groups that has disproportionately greater need in comparison to the needs of that category of need as a whole. Disproportionately greater need exists when the percentage of persons in a category of need who are member of a particular racial or ethnic group is at least 10-percentage points higher than the percentage of persons in a category as a whole. Data sources used to determine these statistics were scarce and there is very little data that provides a breakdown of the housing problems by race and ethnicity.

0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,035	180	215
White	625	95	45
Black / African American	880	70	170
Asian	25	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	485	15	4

Table 13 - Disproportionally Greater Need 0 - 30% AMI

Data 2011-2015 CHAS
Source:

*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,830	475	0

Demo

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
White	1,310	315	0
Black / African American	695	105	0
Asian	120	10	0
American Indian, Alaska Native	80	0	0
Pacific Islander	0	0	0
Hispanic	570	35	0

Table 14 - Disproportionally Greater Need 30 - 50% AMI

Data 2011-2015 CHAS
Source:

*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,500	1,195	0
White	1,365	575	0
Black / African American	385	215	0
Asian	50	4	0
American Indian, Alaska Native	4	0	0
Pacific Islander	0	0	0
Hispanic	640	380	0

Table 15 - Disproportionally Greater Need 50 - 80% AMI

Data 2011-2015 CHAS
Source:

*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	735	1,465	0
White	475	645	0
Black / African American	105	355	0
Asian	25	70	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	100	280	0

Table 16 - Disproportionally Greater Need 80 - 100% AMI

Data Source: 2011-2015 CHAS

*The four housing problems are:
 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

Discussion

The data above shows that persons from the white race make up for an average of 37 percent of the total population of households suffering at least one housing problem in the 0-50% of AMI. Persons in the African American race category generally make up 34 percent of the total population of households suffering at least one housing problem on the 0-50% AMI. In this income range there is not a significant difference in racial indicators.

NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205 (b) (2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

In this section of the Needs Assessment, we will examine the data available to determine the types of common housing problems faced by particular racial or ethnic segments of the population and the severity of each housing problem. We will complete an in-depth review to determine if persons within a racial or ethnic group have 10 percentage points higher in any category, than persons in a category as a whole. If a disproportionate greater need is discovered, we can create feasible strategies to address the particular need to reduce or eliminate the severe housing problems facing that demographic.

0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,815	400	215
White	610	105	45
Black / African American	715	235	170
Asian	20	4	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	445	50	4

Table 17 – Severe Housing Problems 0 - 30% AMI

Data 2011-2015 CHAS
Source:

*The four severe housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than 1.5 persons per room,
4. Cost Burden over 50%

30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,935	1,375	0

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
White	970	660	0
Black / African American	475	335	0
Asian	85	45	0
American Indian, Alaska Native	80	0	0
Pacific Islander	0	0	0
Hispanic	290	310	0

Table 18 – Severe Housing Problems 30 - 50% AMI

Data 2011-2015 CHAS
Source:

*The four severe housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than 1.5 persons per room,
4. Cost Burden over 50%

50%-80% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	760	2,925	0
White	540	1,400	0
Black / African American	65	535	0
Asian	40	15	0
American Indian, Alaska Native	0	4	0
Pacific Islander	0	0	0
Hispanic	100	920	0

Table 19 – Severe Housing Problems 50 - 80% AMI

Data 2011-2015 CHAS
Source:

*The four severe housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than 1.5 persons per room,
4. Cost Burden over 50%

80%-100% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	80	2,125	0
White	35	1,085	0
Black / African American	35	420	0
Asian	0	95	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	10	375	0

Table 20 – Severe Housing Problems 80 - 100% AMI

Data Source: 2011-2015 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than 1.5 persons per room,
4. Cost Burden over 50%

Discussion

In order to determine whether or not there is a disproportionate greater need for households with severe housing problems in each income level group, it must be determined whether or not a single segment of the racial and ethnic population is 10 percentage points or higher than the percentage of persons in a category compared to the jurisdiction as a whole. To calculate the percentage of housing problems experienced by each group, the number of households with a housing problem within the jurisdiction as a whole is divided by the total number of households within a specific group. The results shown below identify the percentages of households, by race group, that have a 10 percent or higher disproportionate greater need.

For the 0-30 percent of area median income category for households experiencing one or more severe housing problems. Black/African American households make up for the highest percentage of households with one or more severe housing problems with very low income at 39 percent of the total jurisdiction. The White race group makes up for 34% percent of the total jurisdiction as a whole. Asian are a distant 1 percent of the total

For the 30-50 percent area median income category for households experiencing one or more severe housing problems, white households make up for the highest percentage of households with one or more severe housing problems with very low income at 50% percent of the total jurisdiction as a whole.

Demo

The Black/African American race group makes up for 25 percent of the total jurisdiction as a whole and the Asian race group makes up for 4 percent of the total jurisdiction.

For the 50-80 percent area median income category for households experiencing one or more severe housing problems, white households make up for the highest percentage of households with one or more severe housing problems with moderate income at 71% percent of the total jurisdiction as a whole. The Black/African American race group makes up for 9 percent of the total jurisdiction and Asian race group make up for 5 percent of the total jurisdiction as a whole.

The 30-50% AMI group has the most one or more of the four housing problems.

DRAFT

NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction:

A household is considered cost burdened when it spends more than 30 percent of its income for housing. A household is considered severely cost burdened when housing costs are more than 50 percent of the monthly household income. Of those households with a cost burden, some choose, and are capable of affording higher rents and mortgages, i.e., those with higher income have more flexibility and may be able to spend more than 30 percent of their income on housing, and still have enough left over for other expenses. However, households with lower incomes (generally those earning 80 percent or less of area median income [AMI]) are less capable of paying rent or mortgages above 30 percent of their income because they have less income remaining after housing costs for other basic needs.

In addition to housing cost burden, many low-income families spend a large amount of their income on transportation costs. Many homebuyers cannot afford to buy a home in dense urban areas, where there are the most jobs, so they buy a house in the suburbs and commute. Not only are these homebuyers spending more money on gasoline, car payments, repairs and insurance, they are also contributing to traffic congestion and greenhouse emissions. With rising fuel costs, it is especially important to consider the burden of transportation cost on a household.

Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	9,945	4,505	4,370	215
White	5,710	2,155	2,055	45
Black / African American	1,945	930	1,255	170
Asian	310	115	145	0
American Indian, Alaska Native	135	4	0	0
Pacific Islander	0	0	0	0
Hispanic	1,605	1,170	850	4

Table 21 – Greater Need: Housing Cost Burdens AMI

Data Source: 2011-2015 CHAS

Discussion:

Demo

In order to determine whether or not there is a disproportionate greater need for households with housing cost burden in each income level group, it must be determined whether or not a single segment of the racial and ethnic population is 10 percentage points or higher than the percentage of persons in a particular category, compared to the jurisdiction as a whole. To calculate the percentage of housing problems experienced by each group, the number of households with a housing problem within the jurisdiction as a whole is divided by the total number of households within a specific group. The results shown below identify the percentages of households, by race group, that have a 10 percent or higher disproportionate greater need.

For the 0-30 percent area median income category for households experiencing housing cost burden, white households make up for the highest percentage of households with housing cost burden with very low income at 36.6 percent of the total jurisdiction as a whole. The Black/African American race makes up for 13.8 percent of the total jurisdiction as a whole.

For the 30-50 percent area median income category for households experiencing cost burden, white households make up for the highest percentage of households with cost burden with low income at 57% percent of the total jurisdiction as a whole. The Black/African American race makes up for 20% percent of the total jurisdiction as a whole and the Hispanic race group makes up for 19 percent of the total jurisdiction as a whole.

For the 50 percent or more area median income category for households experiencing cost burden, white households make up for the highest percentage of cost burdened households at 48% percent of the total jurisdiction as a whole. The Black/African American race makes up for 21% percent of the total jurisdiction as a whole and the Hispanic race group makes up for 26 percent of the total jurisdiction as a whole.

For the 50 - 80 percent or more area median income category for households experiencing cost burden, white households make up for the highest percentage of cost burdened households at 47% percent of the total jurisdiction as a whole. The Black/African American race makes up for .03% percent of the total jurisdiction as a whole and the Hispanic race group makes up for 19.5 percent of the total jurisdiction as a whole

NA-30 Disproportionately Greater Need: Discussion – 91.205(b) (2)

Are there any income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?

According to 24 CFR 91.305, a disproportionately greater need exists when the percentage of persons in a category of need who are members of a particular racial or ethnic group is at least ten percentage points higher than the percentage of persons in the category as a whole.

Persons in the white race category with household incomes of 50 percent and below the area median income, and experiencing one or more of the common housing problems made up for an average of 37 percent of the total households with a disproportionately greater need in the income categories as a whole. Black/African Americans are a close 34% of the total households.

If they have needs not identified above, what are those needs?

The specific needs for the white race category with household incomes of 50 percent or below the area median income were the largest group impacted by housing cost burden. Hispanics are impacted more by housing cost burden than inadequate kitchens and plumbing problems.

Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?

The populations of disproportionately greater needs are dispersed across the city. While racial and ethnic groups tend to live in identifiable neighborhoods, the data does not clearly depict a trend or disproportionate need via neighborhood or community based demographic information. However based on the data from the Goldsboro Choice Neighborhood Initiative Transformation Plan noted a need for access to grants and loans for home improvements. The Goldsboro has an aging house stock and many of the homeowners are aging in place and their homes have fallen into disrepair.

NA-35 Public Housing – 91.205(b)

Introduction

In this section of the Needs Assessment, we will examine the number and types of public housing units or rental assistance voucher available to meet the needs of households in need of housing assistance in the City of Sanford. By examining the current data available, we can determine the estimated number of new public housing units or rental assistance vouchers needed to keep up with the current demand and estimate future demand based on anticipated loss.

According current public housing trends in the City of Sanford, which are further described in the following selections below, some current need for public housing residents in Sanford include:

- Access to safe and decent public/assisted housing units in Sanford
- Access to Section 8 housing choice vouchers
- Access to more self-sufficiency promoting programs administered by the Public Housing Authority
- Access to safe, decent and Section 504 accessible public/assisted housing units in Sanford

Totals in Use

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	0	30	608	0	600	4	0	0

Table 22 - Public Housing by Program Type

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Data Source: PIC (PIH Information Center)

Characteristics of Residents

	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher	
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program
Average Annual Income	0	0	14,029	13,326	0	13,223	15,441	0
Average length of stay	0	0	6	6	0	6	0	0
Average Household size	0	0	3	2	0	2	1	0
# Homeless at admission	0	0	0	1	0	0	1	0
# of Elderly Program Participants (>62)	0	0	5	116	0	116	0	0
# of Disabled Families	0	0	8	151	0	148	3	0
# of Families requesting accessibility features	0	0	30	608	0	600	4	0
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

Table 23 – Characteristics of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Race of Residents

Race	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	0	15	295	0	294	1	0	0
Black/African American	0	0	15	311	0	304	3	0	0
Asian	0	0	0	1	0	1	0	0	0
American Indian/Alaska Native	0	0	0	0	0	0	0	0	0
Pacific Islander	0	0	0	1	0	1	0	0	0
Other	0	0	0	0	0	0	0	0	0

***includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**

Table 24 – Race of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Ethnicity of Residents

Ethnicity	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	0	8	210	0	210	0	0	0
Not Hispanic	0	0	22	398	0	390	4	0	0

***includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**

Table 25 – Ethnicity of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

DRAFT

Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:

The closing of the Sanford Housing Authority's six (6) complexes containing approximately 480 units has placed a tremendous challenge on the City of Sanford's decent and safe affordable housing inventory. The closing of the Sanford Housing Authority properties is compounded with an aging existing housing stock that is in need of extensive repairs, rehabilitation and some demolition as noted in *NA-10 Housing Needs Assessment of this Plan*. Rehabilitation of many of the existing housing units is further compounded by the low assessed value of the property and the HUD Environmental Review limitation of maximum expenditure on a property is 50% of its assessed value.

The City recognizes that any effort to address the housing situation caused by the closing of the Sanford Housing Authority will require a community wide endeavor that will need to encompass the entire Goldsboro neighborhood to make a significant impact. To this end, the City of Sanford is actively worked with the Sanford Housing Authority to submit a Choice Neighborhood Planning Grant Application for the 2014 PY. Unfortunately the application was not funded, however the City continues to diligently work with the Housing Authority to find funding to move forward with redevelopment of the properties. The City of Sanford realizes it is also necessary to attend to the revitalization of the heart of the Goldsboro Neighborhood; Historical Goldsboro Boulevard to effect a true impact on the area.

According to the Orlando Housing Authority, who is now responsible for the placement of public housing tenants, there are currently no public housing tenants or applicants on the waiting list for accessible units. Responsibility of placing eligible public housing tenants/applicants into affordable housing units was transferred to the Orlando Housing Authority after the decision was made to demolish public housing developments in Sanford. According to the Orlando Public Housing Authority, all available Section 8 housing choice vouchers were transferred and are now available to both Orlando public housing applicants and Sanford public housing applicants. It was not known how many people on the waiting list were specifically from the City of Sanford during the consultation. In regards to public housing units maintained by the Orlando Housing Authority, there were no applicants who had joined the waiting list from the City of Sanford during the time of the consultation.

In June of 2018 the Sanford Housing Authority with the City of Sanford as Co-Applicant applied for and awarded a Choice Neighborhood Initiative Planning Grant in the amount of \$500,000. The City of Sanford matched the grant with \$250,000 and the Sanford Housing Authority with \$200,000 totaling \$950,000, for the two year planning process.

Based on a survey of 92 former SHA tenants and 108 Goldsboro residents the housing needs identified were:

Quality mixed-income housing developed on the SHA land

Increased homeownership opportunities in the neighborhood

Demo

vacant land at Castle Brewer be used to develop single-family for sale units

Units ranging from 1 to 3 bedrooms

Facilities contain a pool and community building

Most immediate needs of residents of Public Housing and Housing Choice voucher holders

The most immediate needs of residents who are in need of Public Housing or Housing Choice vouchers are access to affordable rental housing, supportive housing services (job training, job placement, financial housing counseling), and incentive programs that support healthy living and self-sufficiency within the City of Sanford and more specifically within target neighborhood Goldsboro that have a high concentration of low-income and minority populations.

Stronger neighborhood organizations with capacity to deliver services in the neighborhood.

Residents and visitors feel safe in the community

Improved access to key amenities and assets outside the Goldsboro community.

Readily access the digital world.

Alternative education support and programming to ensure all youth successfully graduate from high school

A full continuum of care including prevention, intervention, treatment and aftercare is available in the community to improve mental health and reduce substance abuse.

Access to quality medical services to improve physical health outcomes.

Expand economic opportunities in the community

How do these needs compare to the housing needs of the population at large

The current need of public housing or housing choice voucher residents, in comparison to Sanford's population at large, are much more severe due to the closing of the Sanford Housing Authority units and the demolition of all designated public housing units and the administration of housing choice vouchers locally. According to the Orlando Housing Authority, who is now responsible for the management and operation of Section 8 housing choice voucher program implementation, have set aside a number of vouchers available to public housing residents in the City of Sanford.

Demo

The shortage of affordable housing is the greatest need facing the City of Sanford and Seminole County residents. Jurisdiction-wide, Black/African American households (elderly and disabled) have a greater need for housing assistance than other racial or ethnic groups and this is also true for public housing residents and applicants.

Discussion

The Sanford Housing Authority completed the redevelopment of Redding Gardens, now known as Georgetown Square is a 90 unit one and two bedroom senior housing complex. Also, SHA has broken ground on a 64 unit multi-family complex and anticipate completion of the complex mid next year. In addition SHA has applied for LIHTC for another 60 unit multi-family complex. The Goldsboro Transformation Plan propose four phases of development mixed-income housing with each phase building 80 - 100 units for total of 320-400 in the next five years. The Goldsboro Transformation Plan also include the development of for sale units:

Multi-family condos - 40-50

Townhouses - 50-60

Single family homes - 155-190

DRAFT

NA-40 Homeless Needs Assessment – 91.205(c)

Introduction:

Homelessness in the City of Sanford includes: individuals, people who struggle with substance abuse and mental illness, youth who have aged out of foster care, runaway youth - - anyone, by state law, who lacks a fixed, regular and adequate nighttime residence, or whose primary residence is:

- Sharing the housing of another person due to loss of housing, economic hardship, or similar reason;
- Living in a motel, hotel, travel trailer park, or campground due to lack of alternative, adequate accommodations;
- Living in an emergency or transitional shelter;
- A primary nighttime residence that is a public or private place not designed for or ordinarily used for human beings;
- Living in a car, park, public place, abandoned building, bus or train station, or similar setting;
- A migratory individual who qualifies as homeless because he or she is living in circumstances described above.

Based on the Department of Housing and Urban Development's definition, a person is considered homeless if they are living on the street, or are living in an emergency shelter or transitional housing. According to the point-in-time count reported by the Orlando/Orange, Osceola and Seminole Counties CoC, there are currently 2,403 homeless persons. 532 persons are currently sheltered and 1,871 persons are unsheltered in the continuum.

Homeless Needs Assessment

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Child(ren)	266	420	0	0	0	0

Demo

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Only Children	0	0	0	0	0	0
Persons in Households with Only Adults	266	1,451	0	0	0	0
Chronically Homeless Individuals	0	0	0	0	0	0
Chronically Homeless Families	0	0	0	0	0	0
Veterans	0	0	0	0	0	0
Unaccompanied Child	0	0	0	0	0	0
Persons with HIV	0	0	0	0	0	0

Table 26 - Homeless Needs Assessment

Data Source Comments:

The data presented in this table reflects the number of homeless people in Seminole County according to the Homeless Services Network of Central Florida PIT Counts for 2014. The County estimates were used in this section because this type of information is not provided on a city-level.

Indicate if the homeless population is: Has No Rural Homeless

If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):

DRAFT

Nature and Extent of Homelessness: (Optional)

Race:	Sheltered:	Unsheltered (optional)
White	653	185
Black or African American	971	125
Asian	6	3
American Indian or Alaska Native	5	8
Pacific Islander	2	4
Ethnicity:	Sheltered:	Unsheltered (optional)
Hispanic	332	43
Not Hispanic	1,342	293

There was no pre-populated data provided for Table 27 above. The Homeless Services Network of Central Florida CoC Report does not provide specific data regarding the information requested. City of Sanford was unable to locate specific data requested from alternative data sources.

Data Source
Comments:

Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.

The CoC identified 2,020 persons experiencing homelessness, and of that total; 1,674 persons were sheltered homeless and 336 persons were unsheltered at the time of Count. Among the sheltered population, 1,180 were located at an Emergency Shelter (ES) and 494 were in Transitional Housing (TH).

The 2019 Point in Time (PIT) Count revealed there were 239 households with at least one adult and one child. Of those persons, 238 were experiencing sheltered homelessness, with 161 at Emergency Shelter (ES) and 77 in Transitional Housing (TH), while one was unsheltered. Among persons in households with one adult and one child, there were 355 children under the age of 18 residing in ES, 104 in TH, and two were unsheltered during the PIT Count. Within the same category, persons age 18 to 24, 27 individuals were sheltered at ES, and 13 residing in TH, and zero (0) in an unsheltered location. Persons over the age of 24 in households with at least one adult and one child totaled 167 persons in ES, 76 persons in TH, and one person who remained unsheltered at the time of the count. There were no households identified composed of only children.

At the time of this report, there were 177 homeless veterans. Seventy-two (72) veterans were staying at the ES, there were 68 in TH, and 37 veterans remained unsheltered. The annual Housing Inventory Count (HIC) documented a total of 55 ES beds, 96 TH beds, and 820 Permanent Housing beds, all dedicated to assisting veterans

Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.

Of the total persons experiencing homelessness in the FL-507 region, 1,635 persons are Non-Hispanic/Non-Latino, with 936 at ES, 406 in TH, and 293 unsheltered persons. There were 375 Hispanic/Latino individuals identified in the count with 244 persons staying at ES, 88 in TH, and 43 persons who remained unsheltered. Black or African American people are overrepresented among persons experiencing homelessness, making up 55% of the total number of people with 1,096 Black or African American persons experiencing homelessness. At the time of the count, there were 971 Black or African American individuals in a shelter with 684 persons in ES, 287 in TH, and 125 Black or African American persons remained unsheltered. At the time of the PIT Count, 838 White persons were homeless; 459 at ES and 194 in TH, while 185 White persons remained unsheltered. Nine individuals identified as Asian, and within this subpopulation, four were staying in ES, two were residing in TH, and three individuals were unsheltered at the time of the count. Thirteen people of American Indian or Alaska Native descent were identified during the count, with three sheltered in ES, and two in TH, and eight who remained unsheltered. Six persons identified as Native Hawaiian or Pacific Islander, one of whom remained in ES, one in TH, and four persons were unsheltered. There were 48 individuals who identified as multiracial. Of this subcategory, 29 resided at ES, eight were in TH, and 11 remained unsheltered.

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

The CoC identified 2,020 homeless persons; of the total, 1,674 were sheltered homeless and 336 persons were unsheltered at the time of count. Among the sheltered population, 1,180 were located at an Emergency Shelter (ES) and 494 were in Transitional Housing (TH). Among the 1,251 households without children, 628 households were in ES, 299 households were in TH, and 324 remained unsheltered. There were no households comprised of only children were identified during the 2019 PIT Count. There were 758 females experiencing homelessness with 484 in ES, 181 in TH, and 93 were unsheltered.

One thousand two hundred and forty-two (1,242) males were homeless. 693 were staying in ES, 309 in TH, and 240 remained unsheltered. There were 10 individuals who identify as transgender at the time of the count. Three individuals were in ES, four persons were residing in TH, and three remained unsheltered. None identified as gender non-conforming.

There were 478 individuals experiencing chronic homelessness in the COC region. There were 45 households identified as chronically homeless, totaling 125 individuals, with at least one adult and one child. All were located at ES during the count. Of persons in households without children who met the criteria of the chronically homeless definition, there were 352 individuals, and 190 persons were residing in ES and 163 were unsheltered. There were no chronically homeless persons in households composed of only children.

Respondents who participate in the PIT Count self-disclose other personal characteristics, offering more information how to best provide valuable services and use evidence-based approaches to address homelessness among those with increased comorbidity conditions. Categories include mental illness,

HIV/AIDS diagnosis, substance abuse, and unaccompanied youth between the ages of 18-24. The PIT Count revealed the following:

One hundred and eighty-five (185) respondents disclosed having a severe mental illness (SMI), of which 64 were in ES, 74 in TH, and 47 persons remained unsheltered. One hundred and thirty-three individuals disclosed having chronic substance abuse issues with 47 in ES, 64 in TH, and 22 were unsheltered. a total of 177 veterans identified from the PIT Count and 72 were staying in ES, 68 were in TH, and 37 veterans remained unsheltered. Of the 106 individuals self-disclosing a HIV/AIDS diagnosis, 15 were in ES, 82 were residing in TH, and nine in an unsheltered location. In total, 151 individuals reported being victims of domestic violence. Within this subpopulation, 138 victims were in ES and nine in TH, while four individuals remained unsheltered. There were 85 persons categorized as unaccompanied youth, all ranging in age from 18-24 years old. Thirty-four individuals identified as unaccompanied youth were staying at ES, 33 youth were residing in TH, and 18 remained unsheltered. In total, there were 13 individuals identified as a parenting youth between 18-24 years old, seven of which were at ES and six were in TH. Children of Parenting Youth total 27 individuals, with 17 children residing at ES and 10 in TH.

To offer safe sheltering options during a person's housing crisis, Homeless Services Network of Central Florida coordinates 2,031 year-round ES beds and 1,369 TH beds. Within this count, there are beds set-aside to support persons experiencing homelessness among more vulnerable populations. Specific to veterans, there are 55 emergency shelter beds and 96 transitional housing beds. There are zero (0) beds specific to persons experiencing chronic homelessness. Homeless youth have 28 emergency shelter beds and 57 transitional housing beds set aside for their specific subcategory.

Discussion:

Despite having 24 Emergency Shelters and 18 Transitional Housing projects within the CoC region, 336 unsheltered homeless persons were identified during the 2019 count. Over 2,000 homeless were identified in the region when including homeless persons in shelters. This indicates the County does not have enough permanent housing units, whether physical units or rental subsidies. Seminole County has a vision to ensure no person is homeless. However, to reduce and prevent homelessness among its community members, there is a significant need to increase stock affordable permanent housing solutions. While Emergency Shelters and Transitional Housing can temporarily provide shelter, those interventions are not permanent. Shelters and transitional housing require an exit plan that is housing focused. Permanent Housing with the necessary supportive services is the solution to homelessness.

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NA-45 Non-Homeless Special Needs Assessment - 91.205 (b, d)

Introduction:

City of Sanford supports persons with special needs through local initiatives and committees that inform strategies for supporting this population. The subpopulations within the category are often more vulnerable and at risk of housing insecurity due to limited income and service needs. Understanding the importance of targeted, evidence-based supports, Seminole County coordinates with direct service providers and dedicates funding to address these needs. This section reviews the latest data from the ACS and other data sources, to ensure the County has an accurate representation of the extent of non-homeless special needs in the area.

Describe the characteristics of special needs populations in your community:

Elderly - Census data classifies persons age 65 and older as elderly. According to the 2018 American Community Survey, Seminole County has 67,463 persons at or above the age of 65, representing 14% of the county population. Of the total elderly population, 7,990 also have a disability. Approximately 14,676 Seminole County elders live below the federal poverty level. There are 4,992 households in the County with at least one person age 60 years or older receiving Food Stamps/SNAP benefits. There are 38,558 housing units occupied by persons 65 years and older. Approximately 28.9% are homeowners and 12.2% are renters.

The Senior Resource Alliance, 2020-2022 Area Plan outlines unmet needs and service opportunities identified by the Area Agency on Aging based on a University of Central Florida needs assessment. The research revealed 42.1% of seniors need assistance completing tasks with one-third of them lacking the assistance needed, about one-third of seniors are caregivers for someone else and could use support. Of the respondents who are homeowners, 40% need home repair/rehabilitation to prevent decline in their housing conditions, allowing them to age in place. One in 10 seniors live below the poverty line and rely on Social Security benefits. The elders are concerned about victimization -fraud, neglect, and/or financial exploitation.

The five most requested elderly services in Seminole County include: Medicaid Programs— 1,133 Medicare Information— 396 Transportation – 355 Nutrition – 330 Housing – 286. In addition, the Community Needs Survey for the Consolidated Plan resulted in respondents identifying housing, transportation, and meals for elderly as some of the most pressing needs in Seminole County. Approximately 71.34% survey respondents identified senior services as a high priority need for public services.

Substance Abuse –The Central Florida Cares Health System has oversight of the system of care for the indigent, uninsured, or underinsured in Brevard, Orange, Osceola, and Seminole Counties. They manage

a network of direct services providers for substance abuse prevention, treatment and recovery. The Florida Cares Health System served 29,234 adults and 5,256 children in PY 2018/2019. It's important to note that the totals represent the total served in the region. The CFCHS 2019 Health Assessment revealed 94% of persons admitted into substance abuse treatment were homeless at the time of admission. Approximately 40% of the homeless persons did not have stable housing at the time of discharge from services.

The Florida Department of Health 2019 Seminole Community Health Needs Assessment found fentanyl-related deaths rose from 1.5 per 1,000 people in 2013 to 7.8 per 1,000 in 2017, a 400% increase. In 2015, Seminole County reported an increase in the rate of heroin related deaths. By 2017 there was a decrease in such deaths to 7.1 per 1000 people.

Approximately 20.1% of Seminole County adults binge drink alcohol. The Seminole Prevention Coalition designed prevention initiatives targeting high-risk populations to reduce underage drinking, prescription drug abuse, and other negative influences in Seminole County.

Domestic Violence- the Florida Department of Law Enforcement Uniform Crime Report provides data on domestic violence offenses and arrests by jurisdiction. In 2019, FDLE reports show Seminole County reported 1,250 arrests among domestic violence offences. They include murder, rape, aggravated assault, simple assault, and intimidation. The 2019 Point in Time Count identified 151 homelessness victims of domestic violence. At the time of the report, the point in time count was the only source of data available regarding homeless domestic violence survivors. Seminole County has a one domestic violence shelter.

What are the housing and supportive service needs of these populations and how are these needs determined?

Elderly

Seminole County's Committee on Aging focuses on the six initiatives of the Florida Department of Elder Affairs and AARP's Communities for a Lifetime initiative and has identified needs in the following categories: housing, transportation, healthcare, accessibility, education, social activities, business partnerships, use of natural resources, and volunteer opportunities to best support elderly residents in the community.

The Senior Resource Alliance, 2020-2022 Area Plan Program Module highlights the unmet needs and service opportunities identified by the Area Agency on Aging through the needs assessment conducted by University of Central Florida's Institute for Social and Behavioral Science. The research resulted in identifying that 42.1% of seniors need assistance completing some tasks with one-third of them not getting the assistance needed, about one-third of seniors are caregivers for someone else and could use support. Of the respondents who are homeowners, 40% need home repair/rehabilitation to prevent decline in their housing conditions, allowing them to age in place.

The top five elderly services requested in 2018 by Seminole County residents are: Medicaid programs, Medicare information, transportation, nutrition, and housing.

The Community Survey resulted in respondents identifying housing, transportation, and meals for elderly as some of the most pressing needs in Seminole County.

Persons with Disabilities

Agency for Persons with Disabilities Central Region, Field 7 is responsible for overseeing the system for persons with disabilities in this jurisdiction and the identified service needs typically include: adult dental, accessibility adaptations, physical therapy, speech therapy, behavioral analysis, private duty and residential nursing, skilled nursing, supported living coaching, life skills development.

Approximately 85.71 % of survey respondents identified services for persons with disabilities as highly important in the community. In addition, there is an emphasis on affordable housing and transportation for adults with disabilities.

Substance Abuse

In alignment with the Substance Abuse and Mental Health Services Administration (SAMHSA), Central Florida Cares Health System and direct service providers determine needs of persons with substance use disorder within their community. Prevention is an important component of addressing substance use including detoxification, inpatient treatment, residential treatment, assessment, case management, supportive housing, crisis support, skill building, peer support, and counseling.

Victims of Domestic Violence

Florida Department of Children and Families 2019-2020 Annual Capital Needs Assessment found there is a need to increase emergency shelter and transitional housing capacity to provide services to persons fleeing domestic violence. The Florida Coalition against Domestic Violence identifies the following essential services for victims of domestic violence: survivor focused safety plans, counseling and advocacy, information and referrals for persons seeking assistance, child and youth-specific activities, youth-targeted education, education and training for adults.

Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area:

As of 2018, Florida Health Charts reports that Seminole County had six AIDS cases in 2018 and 28 per 100,000 people within a single year. At a rate of 16.2 in 2018, HIV cases counted at a rate of at 75 per 100,000 people. Seminole County counted five White people, five Black people, two Hispanic individuals, and eight Non-Hispanic individuals who died of HIV/AIDS in 2019. No gender-

specific data was available. The Florida Department of Health reports African American persons have a higher rate of HIV/AIDS cases than Caucasians in Seminole County.

The Central Florida Commission on Homelessness identified 106 persons during the 2019 PIT Count who self-disclosed their HIV/AIDS diagnosis. Fifteen of the identified individuals were residing in Emergency Shelter and 82 were located in Transitional Housing. Nine persons with HIV/AIDS who were experiencing homelessness remained unsheltered at the time of this assessment.

Based on the Florida Department of Health Seminole County and Miracle of Love in Seminole County, persons with HIV/AIDS typically receive supportive services, medical care, testing/counseling, case management, outreach, and prevention. Housing related services may include short-term rent, mortgage, and utility (STRMU) services in addition to Permanent Housing Placement (PHP) which includes rental security deposit, first month's rent, application/credit check fees, administration fees, and utility deposit and activation fees.

No further demographical information was provided regarding HIV/AIDS population characteristics for persons living with HIV/AIDS in Sanford

Discussion:

Seminole County has various resources and specialized programs to support the HIV/AIDS population the City of Sanford collaborate with Seminole County, the Central Florida Commission on Homelessness to identify services for the for those individuals with special needs.

NA-50 Non-Housing Community Development Needs – 91.215 (f)

Describe the jurisdiction’s need for Public Facilities:

The greatest community of need in the City of Sanford continue to be the Goldsboro neighborhood in 2 District. The CNI Goldsboro Transformation Plan focused on three aspects of the neighborhood and developed a set of priorities, goals and objectives to support transforming the community. The three area are Housing, People and Neighborhood. The public facilities identified in the Plan were;

Community resource facility

Improved WIFI and internet

Health clinic

More outdoor recreation space and equipment

Bike lanes

Improved community facilities

How were these needs determined?

In order to determine the need for Public Facilities in funding cycles between FY 2020 and FY 2024, the City of Sanford Community Development Block Grant Program used the Goldsboro Transformation Plan a product of an open and transparent planning process involving more than 300 residents and community stake holders and informed by lengthy face-to-face surveys of 200 community residents and former SHA relocated residents. The community came together to envision its future through seven (7) working groups that met times; four (4) community-wide informational fairs that attracted over 200 residents; a constantly updated website where all notices, meeting minutes, presentations and materials were posted. Also, there was an active Facebook page highlighting community events.

Describe the jurisdiction’s need for Public Improvements:

The Goldsboro Transformation Plan section on "improve Community Connections" addressed the Public Improvements that include.

1. Safe pedestrian and cycle crossing at 17/92 French Ave and 46 and Pomegranate Ave.
2. Public transformation in Goldsboro and sheltered bus stops
3. Sidewalks

4. Consistent lighting throughout the neighborhood
5. Employ Crime Prevention through Environmental Design (CPTED) for new SHA housing development.
6. Safe routes for students walking to school
7. Consistent access to the digital world.
8. Improved outdoor community facilities
9. Community Resource Center

How were these needs determined?

In order to determine the need for Public Improvements in funding cycles between FY 2020 and FY 2024, the City of Sanford Community Development Block Grant Program used the Goldsboro Transformation Plan a product of an open and transparent planning process involving more than 300 residents and community stake holders and informed by lengthy face-to-face surveys of 200 community residents and former SHA relocated residents. The community came together to envision its future through seven (7) working groups that met times; four (4) community-wide informational fairs that attracted over 200 residents; a constantly updated website where all notices, meeting minutes, presentations and materials were posted. Also, there was an active Facebook page highlighting community events.

Describe the jurisdiction’s need for Public Services:

Public service need that were identified were

1. Early childhood education program, like pre K.
2. Programs to enhance children’s’ social, emotional, and physical development
3. Program that support parents navigating the educational system
4. Access to mental health and medical services
5. Health education classes
6. Increase availability of healthy, affordable food offerings

How were these needs determined?

In order to determine the need for Public services in funding cycles between FY 2020 and FY 2024, the City of Sanford Community Development Block Grant Program used the Goldsboro Transformation Plan a product of an open and transparent planning process involving more than 300 residents and community stake holders and informed by lengthy face-to-face surveys of 200 community residents and former SHA relocated residents. The community came together to envision its future through seven (7) working groups that met times; four (4) community-wide informational fairs that attracted over 200 residents; a constantly updated website where all notices, meeting minutes, presentations and materials were posted. Also, there was an active Facebook page highlighting community events.

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

Housing Market Analysis Overview:

The purpose of this section of the Consolidated Plan is to describe the current state of the housing market in the City of Sanford by providing current quantitative data to determine the number and condition of the current housing stock and draw conclusions on how to allocate federal funding appropriately to meet the need for affordable housing in the future. First, the status of the housing market will be determined by examining the amount of existing housing units, housing costs, and conditions of the general and public and assisted housing stock for all segments of the population including homeless persons and families, and persons with special needs. Next, quantitative data will be compared with the current need for affordable housing. Lastly, conclusions derived from the data and analysis will be used to establish strategies to meet affordable housing needs in the City of Sanford.

MA-10 Number of Housing Units

In this section of the Market Analysis, an examination of the types of housing units that make up The City of Sanford's housing stock will determine if there is a sufficient supply of specific types of housing units to meet the needs of all segments of the population.

MA-15 Cost of Housing

In this section of the Market Analysis, housing cost data is examined to determine affordability of The City of Sanford's current housing stock. Home values and market rents will be compared to income levels and standard affordability models in order to provide information on how the current cost of housing is affecting the housing market throughout The City of Sanford.

MA-20 Condition of Housing

In this section of the Market Analysis, housing condition data is examined to determine the need for rehabilitation strategies or demolition/reconstruction strategies in order to eliminate substandard housing and provide clean, safe and decent housing to The City of Sanford's residents.

Market Analysis Overview (Continued)

MA-25 Public and Assisted Housing

In this section of the Market Analysis, the current condition and availability of public and assisted housing stock is examined to determine the strategies that need to be undertaken by Public Housing

Authorities and grantee agencies to provide affordable housing opportunities to residents with low and very low household incomes in need of assistance.

MA-30 Homeless Facilities

In this section of the Market Analysis, the types of homeless facilities and services, including emergency shelters and long term programs, available to The City of Sanford's homeless population is examined to determine if the current availability is sufficient to meet the needs gathered within the Needs Assessment of the Consolidated Plan.

MA-35 Special Needs Facilities and Services

In this section of the Market Analysis, the type and availability of facilities and services available to the non-homeless special needs population in The City of Sanford, including elderly and frail, farmworkers, and persons with disabilities, is examined to determine if the current supply and existence of supportive programs or initiatives will suffice the housing needs of these special needs persons and their families.

MA-40 Barriers to Affordable Housing

In this section of the Market Analysis, information on barriers to affordable housing from the 2015 Analysis of Impediments to Fair Housing Choice Plan for the City of Sanford will be summarized along with the efforts to overcome perceived impediments.

MA-45 Non-Housing Community Development Assets

In this section of the Market Analysis, current economic and community development impacts are examined in order to determine how current economic trends and community development projects have affected the job market and workforce. These trends will allow the City to determine the overall effectiveness of past economic and community development strategies, develop new strategies to continue progress, and strengthen employment capabilities.

MA-50 Needs and Market Analysis Discussion

In this section of the Market Analysis, a summary of the previous sections of the market analysis will be provided and establishing the basis for the priority housing and non-housing community needs in the City that will be addressed in the Strategic Plan.

MA-10 Number of Housing Units – 91.210(a) & (b)(2)

Introduction

This section of the Market Analysis discusses the latest housing data, gathered from a wide range of resources, illustrating the number and types of housing units available to meet the current housing needs of the City of Sanford’s residents. The narratives in the section describe the target population and income levels of federally funded programs and the types of housing units needed to achieve an adequate housing supply for all classes of families and individuals.

All residential properties by number of units

Property Type	Number	%
1-unit detached structure	13,055	51%
1-unit, attached structure	3,340	13%
2-4 units	780	3%
5-19 units	4,245	16%
20 or more units	3,635	14%
Mobile Home, boat, RV, van, etc.	715	3%
Total	25,770	100%

Table 27 – Residential Properties by Unit Number

Data Source: 2011-2015 ACS

Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	4	0%	120	1%
1 bedroom	455	4%	1,665	19%
2 bedrooms	2,025	20%	3,115	35%
3 or more bedrooms	7,655	75%	3,995	45%
Total	10,139	99%	8,895	100%

Table 28 – Unit Size by Tenure

Data Source: 2011-2015 ACS

Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.

There are 25,770 housing units in the City of Sanford. Community Development Block Grant (CDBG) targets moderate, low and very low-income and families and individuals (including families with children, elderly, and persons with disabilities) that have household’s incomes equal to or less than 80% of the Area Median Income (AMI). Based on the Goldsboro Transformation Plan the majority of the renters are looking for 3 and 4 bedroom units, which constitute 45% of the rental units.

Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.

In 2011, HUD condemned 480 public housing units due to dilapidated conditions that classified the units as not suitable for rehabilitation. The Sanford Housing Authority still owns the property with the condemned units with the intent of reconstructing the public housing units lost, when funding becomes available. Also, 450 Section 8 housing choice vouchers that were designated for use in Sanford were transferred over to the Orlando Housing Authority.

With redevelopment of the SHA demolished housing units, The Orlando Housing Authority has designed 534 Section 8 and tenant based vouchers for SHA to use. It is anticipated many of the vouchers will be used in the newly developed SHA housing complexes coming on line within the next two years. A 90 unit senior housing complex was completed in October of 2020 and was fully occupied by November. In April of 2021 SHA broke ground on another housing complex a 64 unit multi-family complex and completion is expected mid-next year. Currently SHA is in the process of closing on another development a 60 unit multi-family complex.

Does the availability of housing units meet the needs of the population?

The loss of the 480 affordable housing units and 450 Section 8 housing choice vouchers was devastating to Sanford's very-low and low-income population. The City is in desperate need of new affordable housing due to the fact that there are approximately 9,472 persons on Section 8 housing choice voucher waiting list in Seminole County. The City only receives about \$500,000 per year to prioritize toward housing and non-housing community development goals and is forced to make difficult decisions in allocating those funds to the target areas with the highest level of need.

Describe the need for specific types of housing:

During the public meeting process, there were several comments received regarding the need for homeowner occupied rehabilitation specifically for elderly, frail elderly and disabled. Due to Sanford's aging housing stock, income level, immediate needs homeowner rehabilitation has been a top priority for residents, and this five-year planning period is no different. Due to the rapid escalating in cost of houses, the low and moderate income home owners are choosing to stay where they are and invest in their existing home. Unfortunately, many of the homes as stated earlier are aging and the repairs are exceeding the 50% value of house.

Discussion

In conclusion, the data and narrative sections in this section of the Market Analysis illustrate a lack of affordable housing availability due to an inadequate supply of housing stock to suffice the needs of all individual and family households across all income levels. According to the data in this section, single-family units (1 unit-detached structures) make up for the highest percentage of residential structures at

51 percent of the total number of units. If you factor in the rehabilitation needs of an aging housing stock, that equates to the potential need for minor or major repairs to approximately 12,604 single family homes in order to maintain affordability.

MA-15 Housing Market Analysis: Cost of Housing - 91.210(a)

Introduction

In this section of the Market Analysis, the City of Sanford’s current housing market prices, rental and ownership, with median income data will be compared in order to determine if there is sufficient affordable housing for all family types and income levels. Data provided by HUD will be utilized along with comparative data from other sources to describe the current status of housing costs, determine the need for affordable housing options, and draw conclusions on how federal funding programs can be used appropriately to meet those needs.

Cost of Housing

	Base Year: 2009	Most Recent Year: 2015	% Change
Median Home Value	169,800	102,300	(40%)
Median Contract Rent	749	793	6%

Table 29 – Cost of Housing

Data Source: 2005-2009 ACS (Base Year), 2011-2015 ACS (Most Recent Year)

Rent Paid	Number	%
Less than \$500	1,280	14.4%
\$500-999	5,765	64.8%
\$1,000-1,499	1,595	17.9%
\$1,500-1,999	215	2.4%
\$2,000 or more	34	0.4%
Total	8,889	99.9%

Table 30 - Rent Paid

Data Source: 2011-2015 ACS

Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	365	No Data
50% HAMFI	1,250	1,415
80% HAMFI	5,525	3,375
100% HAMFI	No Data	4,709
Total	7,140	9,499

Table 31 – Housing Affordability

Data Source: 2011-2015 CHAS

Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	0	0	0	0	0
High HOME Rent	0	0	0	0	0
Low HOME Rent	0	0	0	0	0

Table 32 – Monthly Rent

Data Source Comments:

Is there sufficient housing for households at all income levels?

According to the University of Florida Shimberg Center for Housing Studies 2015 housing demographics data, 10,001 households in the City of Sanford have a household income of less than 80% Area Median Income out of the 21,058 total households within the city. The same study completed in 2013 reported that 10,095 households in the City suffered from a cost burden of 30 percent or more. 5,035 of those households suffered from a cost burden of 50 percent or more. That means that 47.9 percent of households suffered from a cost burden of 30 percent or more and 23 percent of households suffered from a cost burden of 50 percent or more. Owner occupied housing suffered a cost burden of 46.3 percent, or 9,757 homes. Renter occupied households suffered a cost burden of 39.1 percent or 8,235 homes.

With well over 80 percent of the City of Sanford suffering from a cost burden of 30 percent or more, it is clear that there is not sufficient affordable housing for all income levels.

How is affordability of housing likely to change considering changes to home values and/or rents?

In 2014, according to the Shimberg Center for Housing Studies, the median sales price for a home in the City of Sanford is \$128,900 and the median gross rent is \$926 per month (family of 4). This can be compared to the median sales price for a home in the City of Sanford of \$120,000 in 2010. The median household income in the City of Sanford in 2014, according to HUD was \$58,300. With the increases in home sales prices and median gross rents and a decrease in household incomes between 2010 and 2014, there is likely to be a negative impact on affordable housing.

How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?

In a side-by-side comparison, HOME rents/Fair Market rents and area median rents are not very different for a family of four. The average Fair Market rent for 2014 in Seminole County metropolitan statistical area is \$1,311 for a three bedroom home and the median rent for a three bedroom home in 2014 is about \$1,447 per month. However, if comparing the current average rental payments with the

median income of \$43,514, a family of four must have a monthly gross income of over \$4,000 per month in order to not incur a cost burden of 30 percent or more.

This current trend means that other factors such as family households versus single person households, employment rates, and available affordable housing stock in the City must be taken into account to calculate a sufficient number of affordable housing units to produce or preserve during this Consolidated Plan period.

Discussion

MA-20 Housing Market Analysis: Condition of Housing – 91.210(a)

Introduction

In this section of the Consolidated Plan, we will examine the current condition of the City of Sanford's housing units and based on the conclusions, implementation strategies will be developed to help increase the current housing stock to promote affordable housing opportunities with federal funding available between 2015 and 2020. First, data provided by HUD will be utilized with comparative data from other sources, to describe the current condition of Florida's housing inventory. Next, based on any deficiencies that are identified, strategies to address these housing deficiencies will be developed that can be implemented by the HUD-funded state agencies to help eliminate substandard conditions and provide safe and affordable housing units for the residents of the City of Sanford.

According to the data provided in this section of the Market Analysis, the City of Sanford has a predominantly owner-occupied single family housing supply that averages about 50 years or older in age and housing units commonly suffer from at least one of the most common housing problems, with 40 percent of owner-occupied and more than 50 percent of the renter-occupied housing stock reporting at least one selected condition.

Definitions

The definition of substandard condition that will be used in this Consolidated Plan is any housing unit with the lack of complete plumbing and/or lack of complete kitchen and/or no fuel and/or over the age of 50. Furthermore, the State of Florida defines substandard condition as suitable for rehabilitation but units that lack complete plumbing and/or lack a complete kitchen and/or no fuel and/or over the age of 50, but only containing two or less of the listed housing problems and located in an area of a community considered affordable and with full access to the public services necessary to create a safe and accessible living environment.

Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	3,700	36%	5,105	57%
With two selected Conditions	20	0%	250	3%
With three selected Conditions	0	0%	0	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	6,425	63%	3,545	40%
Total	10,145	99%	8,900	100%

Table 33 - Condition of Units

Data Source: 2011-2015 ACS

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	3,030	30%	3,275	37%
1980-1999	3,255	32%	2,800	31%
1950-1979	2,985	29%	2,360	27%
Before 1950	865	9%	470	5%
Total	10,135	100%	8,905	100%

Table 34 – Year Unit Built

Data Source: 2011-2015 CHAS

Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	3,850	38%	2,830	32%
Housing Units build before 1980 with children present	2,530	25%	1,040	12%

Table 35 – Risk of Lead-Based Paint

Data Source: 2011-2015 ACS (Total Units) 2011-2015 CHAS (Units with Children present)

Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	0	0	0
Abandoned Vacant Units	0	0	0
REO Properties	0	0	0
Abandoned REO Properties	0	0	0

Table 36 - Vacant Units

Data Source: 2005-2009 CHAS

Need for Owner and Rental Rehabilitation

According to the data provided by HUD, 3700 owner occupied housing units in the City of Sanford reported have at least one housing condition and 5,105 rental-housing units reported having at least one housing condition. Housing conditions can be lack of complete plumbing and/or lack of complete kitchen and/or no fuel and/or over the age of 50 years. Because these housing units only reported one housing condition, they are considered suitable for rehabilitation according to the City's definition of "substandard housing condition, but suitable for rehabilitation." This makes for a total of 8,605 housing units in need of rehabilitation throughout in the City of Sanford. Each of these housing units would be inspected and determined feasible for rehabilitation on a case-by-case basis. Other factors, such as extent of condition, funding available within the community, and local land use regulations would be

taken into consideration to determine if rehabilitation is the best strategy to eliminate the housing problem or condition.

Estimated Number of Housing Units Occupied by Low or Moderate Income Families with LBP Hazards

As a baseline, the Comprehensive Housing Affordability Strategy (CHAS) data was used. According to the data provided by HUD, 3850 owner occupied housing units and 2830 renter occupied housing units were built prior to 1980. Any house built prior to 1980 is at risk for containing lead based paint. Of the total owner occupied housing units built before 1980, 25 percent of housing units had children present. Of the total number of rental housing units built before 1980, 12 percent had children present as detailed in Table 9. The risk of a lead based paint hazard occurring increases when a child is present because children can ingest the lead components if the paint chips flakes easier than an adult. CDBG requires lead based paint testing for all housing units, built prior to January 1, 1978 as established by 24 CFR 35.115, to determine whether or not rehabilitation is feasible. No federal funds will be allocated toward rehabilitation of a housing unit until lead based paint testing is completed and results are concluded. The City of Sanford does not maintain records of housing units occupied by low or moderate income families that contain lead based paint hazards. These homes are inspected on an individual basis by certified contractors, and in the event lead based paint is detected, the contractor will complete the proper abatement procedures to rid the housing units of the lead based paint before any rehabilitation is started.

Discussion

The City of Sanford's housing supply is aging. 37 percent of the housing is more than 20 years old and 63 percent is 35 years old or more. As the age of the housing stock grows, more and more will require renovation and repair and as demonstrated in the prior section, with a high housing cost burden, neither rental properties nor owner occupied homes will have the resources to keep the housing stock updated and in good repair.

Please note that the Table does not provide default data regarding the number of housing units that are considered suitable for rehabilitation and not suitable for rehabilitation and the system will not allow any notes or data to be manually entered. The City of Sanford Building Department does not keep a list of housing units for the purpose of determining whether or not the housing structure should be demolished or rehabilitated.

MA-25 Public and Assisted Housing – 91.210(b)

Introduction

In 2011, the Sanford Housing Authority was forced to cease ownership and operation of six public housing developments containing 480 public housing units due to lack of funding for restoration needs and maintenance. The Orlando Housing Authority, in agreement with the Sanford Housing Authority Board of Directors, was contracted to perform day-to-day management of the six public housing developments and 450 Section 8 Housing Choice Vouchers. Due to the severe dilapidated conditions of the six public housing developments, the decision was made to demolish them. The 450 Section 8 Housing Choice Vouchers that were originally designated specifically for very-low and low-income residents in Sanford, were transferred to Orlando Housing Authority and are no longer designated for Sanford or Seminole County residents. According to the Seminole County Housing Authority, there are approximately 9,472 persons/families on the Section 8 Housing Choice Voucher waiting list, including Sanford residents, and there are only 90 Section 8 Housing Choice Vouchers available/in use to date. According to Orlando Housing Authority, there are no public housing units or Section 8 Housing Choice Vouchers available at this time and there are no future plans for public housing development in the near future.

Totals Number of Units

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project -based	Tenant -based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available			30	534			8	0	0
# of accessible units									

***includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**

Table 37 – Total Number of Units by Program Type

Alternate Data Source Name:

Sanford Housing Authority

Data Source Comments: Consultation with Sanford Housing Authority

Describe the supply of public housing developments:

Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:

There are currently no public housing units in Sanford.

Public Housing Condition

Public Housing Development	Average Inspection Score
NONE	0

Table 38 - Public Housing Condition

Describe the restoration and revitalization needs of public housing units in the jurisdiction:

There are no current plans for restoration and revitalization of public housing units in Sanford according to the Orlando Public Housing Authority. There are no current public housing developments or units for restoration and revitalization at this time. There are no plans for the development of new affordable public housing developments or units during this five-year planning period.

Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing:

There are no current strategies for improving the living environment of low and moderate-income families residing in public housing at this time because there is are no public housing units in Sanford.

Discussion:

MA-30 Homeless Facilities and Services – 91.210(c)

Introduction

In this section of the Market Analysis, we will examine quantitative data provided by the Homeless Services Network CoC, to document the number of current homeless facilities and services available to Sanford’s homeless population to determine whether or not there is a sufficient supply of homeless facilities and services available to meet the needs of homeless families and individuals in the City of Sanford.

Facilities and Housing Targeted to Homeless Households

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	612	0	128	128	0
Households with Only Adults	757	0	416	0	0
Chronically Homeless Households	0	0	0	0	0
Veterans	55	0	96	752	0
Unaccompanied Youth	28	0	57	24	0

Table 39 - Facilities and Housing Targeted to Homeless Households

Alternate Data Source Name:

Seminole County Five Year Consolidated Plan

Data Source Comments: No data was pre-populated for this section, and no alternative data sources were determined to find this type of data.

Describe mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons

The Homeless Services Network of Central Florida provides information, referral, and connections to resources outside of the crisis response system. Organizations including behavioral health, disability services, hospitals, schools, and the business community participate in COC meetings which helps bridge the gap, linking consumers to mainstream services. Resources in the community include both traditional and non-traditional support options. Information about where persons experiencing homelessness can access emergency contact hotline information, shelter, drop-in centers, housing resources, financial assistance, employment and training, support, health/mental health, victim services, services for senior citizens, veteran services, and meals/food pantry. The Heart of Florida United Way, Inc. manages the 2-1-1 information and referral helpline. Persons in Seminole County can dial 2-1-1 for additional assistance linking them to resources for foreclosure, eviction, hunger, health care and other emergency needs in the community. The CoC has a MOU with CareerSource to coordinate access to employment support for persons experiencing homelessness and formerly homeless individuals in permanent housing, including persons with disabilities. Valencia College offers free tuition to homeless students.

To prevent consumers from reentering the homeless system, the COC actively coordinates discharge planning among various systems including foster care, health care, behavioral health system of care, and correctional facilities. The COC increases access to employment and non-employment cash sources through local workforce programs and Managing Entity-funded SOAR specialists, who assist persons experiencing homelessness or formerly homeless with apply for SSI/SSDI benefits through the SSA.

The City of Sanford targets a small allocation to support mental health services for the homeless and the publication of the Seminole County Homeless Information Card.

List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.

The COC network has 24 Emergency Shelter options and 18 Transitional Housing projects across the COC region that serve various subpopulations including youth, families, single individuals, and persons fleeing from domestic violence. Emergency Shelters and Transitional Housing are not intended to be permanent answers to homelessness, as these projects concentrate on housing-focused services, connections to community-based supports, and referrals to long-term housing solutions. Among all projects through the entire COC, there are 1,413 Permanent Supportive Housing beds for persons experiencing chronic homelessness and 971 beds for veterans with 151 located at Emergency Shelter/Transitional Housing/Safe Haven and 820 beds in Permanent Housing. Beds specific to youth experiencing homelessness total 109, 85 being at Emergency Shelter/Transitional Housing/Safe Haven and 24 within Permanent Supportive Housing.

The Central Florida Commission on Homelessness received a total award of \$8,740,225 during the HUD 2019 Continuum of Care Program Funding Awards which included the following programs:

- Permanent Supportive Housing (PSH) - 8 projects - \$5,598,126
- Rapid Re-housing (RRH)- 2 projects - \$1,847,765
- Transitional Housing (TH) - 1 project - \$154,449
- Supportive Services Only (SSO) - 2 projects - \$547,127

Seminole County Government received \$563,711 as a renewal of the 2019 Seminole County Shelter plus Care PSH program. According to the 2019 Grant Inventory Worksheet, this project provides 11 zero-bedroom units, 35 one-bedroom units, totaling 46 units. Based on the 2019 Housing Inventory Count, The Seminole County Government administers a five-bed RRH project for families, the Christian Sharing Center operates a 55 bed RRH project totaling 15 family units, and Community Based Care of Seminole County operates a 116 bed Rapid Rehousing project for families.

The City of Sanford fund three bed at ASPIRE Bay House for individuals experiencing a mental episode and coming into contact with law enforcement.

MA-35 Special Needs Facilities and Services – 91.210(d)

Introduction

In this section of the Market Analysis, we will examine quantitative data provided by a variety of sources to document the number of Special Needs Facilities and Services available in the City of Sanford to determine whether or not there is a sufficient supply of Special Needs Facilities and Services available to meet the needs of special needs families and individuals in the City of Sanford.

The City of Sanford does not have any specific local supportive services providers that specifically target persons that are not homeless, but have other special needs. Local and regional homeless services providers in and around Sanford who provide housing and supportive services to homeless, also provide these services to persons with disabilities, farmworkers, and the elderly.

Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs

According to public comments received during the Citizen Participation process, there is a need for housing rehabilitation for elderly and frail elderly in Sanford, as well as a need for more day care and transportation services for this segment of the population. There is always a need for more alcohol and drug addiction supportive housing needs such as counseling and healthcare treatment. For persons with disabilities, one of the most common supportive housing needs is in-home nursing care, especially for low-moderate income families that must maintain full-time jobs to afford a decent living environment.

Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing

In the City of Sanford, certain transitional housing programs are designed specifically for persons with mental health disorders and provide mental health counseling and treatment as well as focused case-by-case support. Many of the City's permanent housing programs are specifically directed to persons with mental health and/or physical health disabilities to provide services focused on supporting these special needs persons and their families.

Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)

The City does not have any activities planned for the 2015-2016 fiscal year that are specifically targeted to address the housing and supportive services needs of non-homeless persons with special needs.

For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2))

MA-40 Barriers to Affordable Housing – 91.210(e)

Negative Effects of Public Policies on Affordable Housing and Residential Investment

The City of Sanford did not conduct a separate Analysis of impediments to Fair Housing because based on our 2015 IA it was so similar to Seminole County IA. The IA Seminole County conducted is based on the input from the Seminole County Affordable Housing plan that City of Sanford residents participated in.

Government regulations including land use/zoning codes and building codes adopted by a jurisdiction have the potential to impact the cost of housing and limit the supply of affordable housing. Seminole County recognizes that there can be institutional, regulatory, or policy barriers to development and promotion of access to affordable housing. Some of these barriers are at the discretion of County policymakers, including the permitting, zoning, and housing & community development offices. The following barriers may impact the development of affordable housing:

- Development approvals process. The development approval process can be time- and resource-intensive, particularly for developers of affordable housing.
- Density restrictions. Depending on the maximum allowable density in any given zoning category, higher density housing developments may be prohibited. Higher density housing is typically able to absorb more income-restricted housing and still maintain profitability for the developer, in addition to naturally enhancing the availability of housing overall in the County.
- Parking and setback requirements. Depending on the restrictions of parking and setbacks in the local land use code and comprehensive plan, these requirements may prohibit development of affordable housing.
- Affordable housing accessible to transit. Low-income households are more likely to depend on public transportation as a means of mobility. A lack of affordable housing near public transportation networks places an inherent restriction on a family's ability to reasonably access housing.
- Not In My Back Yard (NIMBY) Syndrome. The social and financial stigma of affordable housing can lead to significant resistance from surrounding properties.

In the case of new construction, significant barriers to creating affordable housing are reductions in federal and state housing funds, the land costs, impact fees, zoning, and compliance with new hurricane standards building codes.

In the case of existing housing rehabilitation, the cost of upgrading to new construction codes is a barrier. Health Department regulations restrict expansion of existing septic systems and the Federal Emergency Management Agency (FEMA) restricts rehabilitations to existing structures beyond a certain value on properties located within 100-year Floodplain.

As a recipient of funding from the US Department of Housing and Urban Development (HUD), the County recently updated its Analysis of Impediments to Fair Housing Choice (AI) during which a review of the County's land use and zoning policies was conducted. The review revealed that Seminole County does not specifically allow, by right, accessory dwelling units (ADUs) in its single-family residential zoning districts. This could present a barrier to affordable housing. However, the County should be commended for its inclusion of its affordable housing district (R-AH), which allows for significantly smaller lot sizes and small units. The AI also identified the following impediments to affordable housing and fair housing choice:

- Lack of awareness by residents and landlords of fair housing laws.
- High number of fair housing complaints on the basis of disability.
- Lack of affordable rental and owner housing.
- Poor credit history and collateral as a barrier to homeownership.

MA-45 Non-Housing Community Development Assets – 91.215 (f)

Introduction

Creating economic development opportunities to improve availability and accessibility of units or services is a major priority in the City of Sanford. It is a performance measure that is consistently at the forefront of advancing with federal funds from programs such as CDBG. Economic Development projects must create and or retain jobs for low- and moderate-income persons. The activities also stimulate the economy since businesses are retained or brought into a community as a result of the activities. Outcome measures may include construction or expansion to infrastructure to allow a business to locate or expand in a community.

Economic Development Market Analysis

Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	103	7	1	0	-1
Arts, Entertainment, Accommodations	2,995	2,653	16	12	-4
Construction	1,600	2,584	8	11	3
Education and Health Care Services	3,319	2,622	17	11	-6
Finance, Insurance, and Real Estate	1,849	1,030	10	4	-6
Information	539	289	3	1	-2
Manufacturing	1,189	2,675	6	12	6
Other Services	711	817	4	4	0
Professional, Scientific, Management Services	1,811	1,576	9	7	-2
Public Administration	0	0	0	0	0
Retail Trade	3,407	5,987	18	26	8
Transportation and Warehousing	609	1,053	3	5	2
Wholesale Trade	992	1,742	5	8	3
Total	19,124	23,035	--	--	--

Table 40 - Business Activity

Data Source: 2011-2015 ACS (Workers), 2015 Longitudinal Employer-Household Dynamics (Jobs)

Labor Force

Total Population in the Civilian Labor Force	27,370
Civilian Employed Population 16 years and over	23,975
Unemployment Rate	12.37
Unemployment Rate for Ages 16-24	40.03
Unemployment Rate for Ages 25-65	7.08

Table 41 - Labor Force

Data Source: 2011-2015 ACS

Occupations by Sector	Number of People
Management, business and financial	5,480
Farming, fisheries and forestry occupations	815
Service	2,645
Sales and office	6,770
Construction, extraction, maintenance and repair	1,565
Production, transportation and material moving	1,340

Table 42 – Occupations by Sector

Data Source: 2011-2015 ACS

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	13,485	60%
30-59 Minutes	7,160	32%
60 or More Minutes	1,670	7%
Total	22,315	100%

Table 43 - Travel Time

Data Source: 2011-2015 ACS

Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	1,260	185	1,360

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
High school graduate (includes equivalency)	5,295	645	2,570
Some college or Associate's degree	8,395	995	2,225
Bachelor's degree or higher	5,555	270	755

Table 44 - Educational Attainment by Employment Status

Data Source: 2011-2015 ACS

Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	60	215	340	375	390
9th to 12th grade, no diploma	845	585	700	595	775
High school graduate, GED, or alternative	1,665	2,790	2,340	3,370	2,660
Some college, no degree	1,985	2,200	1,830	3,455	1,300
Associate's degree	410	1,360	1,290	1,485	365
Bachelor's degree	285	1,485	1,295	1,995	595
Graduate or professional degree	20	430	540	855	405

Table 45 - Educational Attainment by Age

Data Source: 2011-2015 ACS

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	20,385
High school graduate (includes equivalency)	24,848
Some college or Associate's degree	26,592
Bachelor's degree	40,156
Graduate or professional degree	45,430

Table 46 – Median Earnings in the Past 12 Months

Data Source: 2011-2015 ACS

Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

According to the data provided in the Business Activity table, the City of Sanford's top five business sectors are (1) Retail Trade, (2) Construction, (3) Manufacturing, (4) Wholesale Trade, and (5)

Professional, Scientific, Management Services. Retail Trade was chosen as the number one industry in the City of Sanford due to having the highest amount of workers, 5069 according to the data provided above, reporting that business sector as their industry of employment with a surplus of 2,804 jobs to workers. The Construction business industry comes in at second reporting 2,360 jobs and 1,057 workers, leaving a surplus of 1,303 jobs. Manufacturing ranked third with 2,061 jobs and 961 workers, leaving a surplus of 1,100 jobs. The Wholesale Trade, and Professional, Scientific, Management Services business sectors are ranked fourth and fifth respectively, reporting over 3296 jobs with a plus 3 jobs to workers ratio, leaving 1,112 jobs available.

Some examples of jobs in the Retail industry include cashiers, customer service representatives, sales agents and information clerks. Some examples of Construction jobs include general contractors, building inspectors, concrete laborers, crane operators, and contract managers. Some examples of jobs in the Manufacturing business sector include food and beverage distributors, transportation engineers, furniture production, metal and machinery production, and textiles manufacturing. Some examples of jobs in the Wholesale Trade business sector include sales representatives, computer specialists, book-keeping, customer service representatives, and buyers or purchasing agents. Some examples of Professional, Scientific, and Management Services business sector jobs include administrative assistants, management consultants, market researchers, technicians, professors, doctors, laboratory professors and forensic scientists.

Each of these business sectors are prevalent to the City of Sanford and are vital in contributing to economic and business growth. Also, each of these business sectors provides the types of jobs that are common to eligible economic development projects funded by federal funds.

Describe the workforce and infrastructure needs of the business community:

According to the Table 15 Labor Force data provided above, the unemployment rate is highest among persons between the ages of 16 and 24 years of age with a total percentage of 31.02 percent or roughly 986 people. Though there is no data available to determine what types of business sectors persons in the age range are most inclined to choose, it is relevant to assume that most persons in this age range tend to have lower educational attainment level if they are seeking full-time employment in an industry. Although there are numerous jobs types available for all persons, regardless of educational attainment level, in each of the five top business sectors in the City of Sanford, there are large gaps in the jobs to workers ratios.

With the above examination of the current workforce characteristics regarding labor force and business sector data, economic development funding should be allocated to projects that create jobs suitable for civilian labor force participants between the ages of 16 and 24 with lower levels of educational attainment considering that population has the highest unemployment rate. Some examples of eligible economic development projects would be development of new shopping centers, development of new or revitalized existing non high-tech manufacturing plants or industrial parks, or expansion of national call centers for corporate businesses.

Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.

Sanford is a significant cultural and business hub for the Central Florida region. With its showcase waterfront, extensive transportation network, distinctive cultural corridor and historic downtown, Sanford is a vibrant and safe City in which people choose to live, work, raise a family, attend school, shop, play and retire. The four main strategic priority areas are Unify Downtown and the Waterfront, promote the City's distinct culture, update the regulatory framework, and redevelop and revitalize disadvantaged communities. In order to boost job and business growth, the City of Sanford Economic Development Department provides microenterprise assistance in the form of loans to small business to support job creation and retention. This initiative will create a need for skilled workers to fill local job availabilities, which will require a need for increased job training and placement services.

How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?

Because of the employment opportunities and job types within all thirteen of the business sectors in the City of Sanford, employment opportunities are well distributed for segments of the workforce population, regardless of skills and educational attainment levels. According to the Educational Attainment by Age table above, persons 45-64 years old that graduated high school, received a GED or alternative educational attainment level make up the highest segment of the workforce population with 3,668 persons. Persons 18-24 years old with a graduate or professional degree educational attainment level make up the lowest segment of the workforce population with 1,535. Persons, across all age groups, with a high school degree, received a GED or alternative educational attainment make up for the largest segment of the workforce population with 11,507 persons.

According to the Occupations by Sector table above, 5,463 persons in the workforce reported that they are employed in the management, business, and financial sector. Management, business, and financial occupations can be associated with any of the thirteen business sectors in Florida. Other occupation sectors reporting high numbers of persons in the workforce are employed in sales and offices with 7,002 employees and in service with 2,642 employees. Both of these occupation sectors can provide employment opportunities for all educational attainment levels in at least twelve of the thirteen business sectors.

Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.

The Workforce Investment Act (WIA) Program offers training and customized services beyond CareerSource Central Florida's basic services for those who qualify. CareerSource Central Florida partners with many local colleges, technical schools, and providers in order to make a variety of opportunities available to WIA participants. The goal of the WIA Program is to assist people in securing full-time employment at a self-sufficient rate of pay. WIA is a program that provides assistance to applicants in obtaining suitable employment. CareerSource Central Florida will assess a person's current skill set and if it is determined that your current skill set needs strengthening to enable you to obtain employment at a self-sufficient rate of pay, then training may be considered as an option for you. CareerSource also provides a variety of employment driven opportunities targeted toward unemployed veterans.

Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?

No

If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.

The City of Sanford is not aware of any local/regional plans or initiatives currently planned for this Consolidated Plan period that will impact economic growth. In the event that an opportunity is identified, the City will update the Consolidated Plan accordingly.

Discussion

MA-50 Needs and Market Analysis Discussion

Are there areas where households with multiple housing problems are concentrated? (Include a definition of "concentration")

The definition of minority concentration is when a neighborhood has a higher number of persons/households who are of one racial minority than the city average as a whole.

The definition of low-income concentration is when a neighborhood has a higher number of persons/households who at or below 50% AMI than the city average as a whole.

In general, there will be areas that will have a concentration of households with multiple housing problems. Unfortunately, compiled data to directly address this issue is not available. Therefore, it is assumed that areas with the highest percentage of residents living below the poverty level will most likely include a similar concentration of households with multiple housing problems.

Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (Include a definition of "concentration")

For the purpose of this section of the Market Analysis, the term “concentration” will be used to describe areas where a neighborhood has a higher number of minority or low-income households than the city average as a whole. The city’s average total minority population, including all racial and ethnic groups classified by the 2013 U.S. Census Bureau, is 37 percent. The city’s average total low-income household population is 30.8 percent according to the U.S. Census Bureau 2013 data.

According to the 2013 U.S. Census Bureau data, the City’s minority average percentage of the population is 37 percent. As of 2013, the Black or African American race group represented 28.4 percent of Sanford’s total minority population. Other race group percentages to consider are Alaskan Native/Native American at .3 percent, Asian at 3.1 percent, and Native Hawaiian or other Pacific Islander at 0.4 percent.

The area median household income in the City of Sanford, according to the 2009-2013 American Community Survey five-year estimates, is \$41,168. Households with an income of less than 50 percent of the area median income are defined as low-income households. In the City, households with a household income of \$20,584 or less are defined as low-income households. According to a map of 2010 Census data for the City of Sanford Population Statistics by Commission District 2, attached in this section of the Market Analysis, indicates that parts of Georgetown (between East 11th Street and East 2nd Street), and Goldsboro neighborhoods have low-income concentrations of households with an average annual household income of less than \$20,000 per year.

What are the characteristics of the market in these areas/neighborhoods?

The City of Sanford has entered into an Interlocal Agreement with the University of Central Florida to conduct an analysis of the economically distressed areas of the City. The study will include both Georgetown and Goldsboro neighborhoods. The following components will be contained within the analysis:

- Identify and describe economical distressed areas in the City of Sanford
- Identification of nonprofits, community, and government service providers offering services to the target area.
- Analysis of social, economic and political influences and culture for the economically distressed areas
- Development of a community-based strategy to address areas of identified concern

Are there any community assets in these areas/neighborhoods?

In order to determine what the community assets or lack thereof are in neighborhoods located within City Commission District Two, including Goldsboro and Georgetown, a draft report that analyzes economic and demographic characteristics in distressed areas is currently underway and will be completed and available for public review in September 2015.

As far as current community assets in Georgetown and Goldsboro, there are two community centers that are used for public meetings and are also used as indoor recreational and child care facilities for residents in these neighborhoods. Both of these neighborhoods are conveniently located to the Sunrail train system as well.

Are there other strategic opportunities in any of these areas?

The City currently has several other strategies and opportunities underway and planned to address the revitalization the target areas. The following is a partial list of activities, strategies and initiatives underway:

Community Development Block Grant Program: The CDBG Annual Action Plan for year 1 and 2 was amended to allocate more funds to:

- Address housing improvements
- Fund youth employment and training
- Provide Economic Development grants for small businesses in the Goldsboro and Georgetown areas
- Partnered with Habitat for Humanity to build low income housing
- Planning and Development Department worked with the community to rename streets in Historic Goldsboro that had been changed when Goldsboro and Sanford merged in 1911. The name changes recognized the founding forefathers of Goldsboro and the historical name of 13th Street prior to the merger in 1911.

- Community Improvement and Code Enforcement is working with the community to identify depilated vacant structures in Georgetown and Goldsboro to be demolished and cleared and initiated and aggressive condemnation process.
- Public Works Department installed miles of new sidewalks and curbs in Georgetown and Goldsboro. Streets lights were upgraded in Georgetown, an initiated and infrastructure assessment as phase one of an extensive streetscape project for the Goldsboro community.
- Parks and Recreation is aggressively seeking grants to refurbish and renovate neighborhood parks and resumed work on the bike/walking trail through Goldsboro.
- The Economic Development Department is working with the CRA to expand the 17/92 district to a portion of Historic Goldsboro Boulevard.
- Economic Development is working with private developers to build a sixteen unit affordable rental housing complex in Goldsboro.

In the event that additional grant funding or other strategic opportunity arises, the City will be sure to inform the public through a formally advertised citizen participation process and public meeting. There are no other plans for conversion of commercial property into an Economic Development opportunity or institutional or residential development.

MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households - 91.210(a) (4), 91.310(a)(2)

Describe the need for broadband wiring and connections for households, including low- and moderate-income households and neighborhoods.

The Goldsboro community has the greatest need for enhanced for Wi-Fi and internet. During the spring of 2021 the City of Sanford partnered with the University of Central Florida Public Administration Department Graduate School to conduct an assessment of the "Digital Divide" for the Goldsboro community. the summary of findings were:

This Strategies Plan highlights the subject of this planning project, facilitating digital connections and connectivity for the Goldsboro community. It is understood the internet and modern commodities are necessary to succeeding and thriving in today's twenty-first century world. Yet many Goldsboro residents are without the necessary resources, like computers or internet service that are so desperately needed. To combat this, the plan outlines building a neighborhood computer lab and providing public WIFI along a historic boulevard. While these City of Sanford- CDBG program: Digital Divide in the Goldsboro Transformation Plan is scheduled to be addressed in future CDBG plans, which are well intentioned and will be beneficial to the community, however, current circumstances have dictated that a quicker response is required. March of 2020 saw the beginning of the COVID-19 pandemic spread throughout the United States and as a result much has changed including work circumstances, academic modalities and public health guidance. The pandemic forced many to remain at home for work or school, something that is close to impossible for those in the Goldsboro community without internet, computers or other technology that is required to remain connected and active with the outside world. While the City of Sanford Commission meetings have gone virtual, Goldsboro residents have had no choice but to continue carrying on public forums and community meetings in social distanced gymnasiums and spread-out spaces. Outside of the technological impacts, the Goldsboro community has been great

Describe the need for increased competition by having more than one broadband Internet service provider serve the jurisdiction.

There are more than one internet service provider for the City of Sanford. However the Goldsboro community is serviced primarily by one internet service provider. The City is exploring the cost to home owners for enhanced services to individual subscribers. The City is exploring the requirements and cost to enhance WIFI and Internet services for the businesses along Historic Goldsboro Blvd to support economic development for the businesses.

MA-65 Hazard Mitigation - 91.210(a)(5), 91.310(a)(3)

Describe the jurisdiction's increased natural hazard risks associated with climate change.

Seminole County is threatened by a variety of natural, technological, and human-caused hazards. These hazards may endanger the health and safety of the community, jeopardize its economic vitality, and threaten the quality of its environment. In 1998, Seminole County suffered from spring tornadoes and summer fires and in 2004 three hurricanes hit the County causing extreme damage to many homes. Hurricanes have become a growing threat to Florida communities, and Seminole County is no exception. In 2005, again the County was struck by Hurricane Katrina forcing residents to evacuate. Hurricanes continue to be a threat and the increase in frequency, maybe due to climate change, will continue to put the County and its residents at risk.

The public and private sectors of Seminole County joined together to create the Seminole County Local Mitigation Strategy Working Group (LMS Working Group) to undertake a comprehensive planning process. This process analyzes all the hazards that affect Seminole County while developing effective mitigation measures to reduce the overall impact to the community.

Seminole County's 2020-2025 Local Mitigation Plan assessed vulnerabilities to all types of hazards for the County and its communities. The assessment identified the following as high-risk natural hazards, some of which could be considered a result of climate change:

- Drought and Water Shortage
- Flooding
- Tornadoes
- Tropical Cyclones: Hurricanes and Tropical Storms

Describe the vulnerability to these risks of housing occupied by low- and moderate-income households based on an analysis of data, findings, and methods.

With a 62% risk over a five-year period, all of Seminole County could be affected by drought and water shortage, including its low-income residents. The severity of the drought depends upon the degree of moisture deficiency, the duration, and the size of the affected area. Many natural hazards can arise from the effects of drought. Historically, drought in Florida has been known to contribute to wildfires, sinkholes, and major water shortages between the months of November-April.

One of the major bodies of water providing a water source for much of the crops and agriculture territory in Seminole County is the St. Johns River. During long periods of drought, a disruption in the watering cycle can have potentially damaging effects, including substantial crop loss in the northwestern portion of the County.

Water restrictions cause stress to crop production, and crop loss across the County could lead to increased costs for low-income households. Local produce would have to be shipped into the County, increasing food costs and household expenses. In addition, the threat of wildfire from drought poses a serious risk to the County's existing affordable housing stock. If housing is lost, this decreases access to affordable units for low-income households.

Flooding

Cited as a high risk at a 62% chance of occurrence over a five-year period, flooding primarily effects the northeastern and eastern parts of the County along the St. John's River, Econlockhatchee River, Lake Monroe, Lake Jessup and Lake Harney. Flood impacts are also seen in the western part of the County from the Wekiva River and Little Wekiva River. Localized flooding can also occur anywhere in the county due to heavy rainfall, putting much of the County's existing affordable housing stock at risk. Flooding could cause the loss of housing units decreasing access to affordable housing for low income families. In addition, flooding often leads to hazardous living conditions. Many low-income households do not have the means to correct substandard conditions which increases the risk of displacement and/or homelessness.

Tornadoes

Tornadoes were also identified as a high threat with a 62% chance of occurrence within a 5-year period. Since 1966, Seminole County has been affected by a total of 28 tornado events that have caused significant damage across the county. Due to the impact to physical property, the possibility of death or injury, and the likelihood of interruption of economic services to the community, a tornado event is rated high on a threat level when compared to other hazards.

Mobile and modular homes, poorly constructed and substandard housing apartment complexes, and low rent housing projects are extremely susceptible to damage and destruction and puts low-income households at risk.

Tropical Cyclones

Rated as a very high threat with a 76% chance of occurrence within a 5-year period this category includes both tropical storms and hurricanes. Depending on the strength of the storm, evacuation may be necessary putting low-income households at risk of displacement. In addition, food and water issues may arise if residents are unprepared and injuries and fatalities are possible, most likely due to flooding. These storm types pose a high risk of causing structural damage to residential, commercial, industrial, and governmental buildings which threatens the County's existing affordable housing stock and puts its most vulnerable residents at risk.

Strategic Plan

SP-05 Overview

Strategic Plan Overview

The purpose of the Strategic Plan section of the Consolidated Plan is to use the conclusions drawn from the data analyzed in the Needs Assessment and Market Analysis sections of the plan to determine how and where federal funding should be spent to alleviate the deficiencies in housing and community development categories. The data that has been analyzed in the previous sections will be used as a guide to determine whether or not the needs identified during the last planning period have been sufficed or if continued funding is necessary. This section also allows the City of Sanford to determine if leveraging funds from other programs and initiatives would be beneficial to supplement with annual allocated HUD program funding to expand current projects that are proven efficient, or create new projects and initiatives to tackle a specific category that is being neglected.

SP-10 Geographical Priorities

This section of the Strategic Plan describes the process and methods for distributing HUD-funding throughout Sanford. The CDBG program, administered by the City, has its own distribution process, objectives and goals.

Pursuant to the Goldsboro Transformation Plan the City of Sanford will allocate 80% of its available funds to the Goldsboro neighborhood and the remaining on a citywide bases based income eligibility

SP-25 Priority Needs

This section of the Strategic Plan describes the process in which the City determines what the priority need categories are and how much money is allocated to each eligible program funded by HUD category.

Funds are allocated based priority needs established from the Goldsboro Transformation Plan, and from public input. The City identified five priority needs including: increase access to affordable housing, increase access to public services, improve access to public facilities/infrastructure, increase economic opportunity, and program administration.

SP-30 Influence of Market Conditions

This section of the Strategic Plan describes the effects that current market trends and conditions have on the process of allocated HUD funding to particular funding program activities.

In making funding decisions, the City will also consider housing market conditions. Housing market considerations include the limited availability of affordable housing, high incidence of housing cost burden, and housing costs that are significantly higher than fair markets rents.

SP-35 Anticipated Resources

This section of the Strategic Plan documents the estimated annual CDBG program funding allocation amounts anticipated to be received over the five-year planning period 2015-2020 for all of the HUD funded programs administered by the City.

During the five-year period covered by this Plan, the estimated amount of HUD funds available is \$2,500,000 based on the CDBG funding levels for the first year of the Plan

Strategic Plan Overview (Continued)

SP-40 Institutional Delivery Structure

This section of the Strategic Plan describes how the City will achieve the objectives of the plan.

SP-45 Goals

This section of the Strategic Plan describes the goals and objectives that have been selected by the City for the CDBG program and how the goals and objectives that will be initiated and/or accomplished during the Consolidated Plan's timeframe.

SP-50 Public Housing Accessibility and Involvement

This section of the Strategic Plan describes how the City works in collaboration with public housing authorities to meet the needs of public housing residents and public housing developments.

SP-55 Barriers to Affordable Housing

This section of the Strategic Plan summarizes the 2015 Analysis of Impediments to Fair Housing Choice plan that was completed in conjunction with the Consolidated Plan process. The Analysis of Impediments to Fair Housing Choice provides a comprehensive review of current barriers to fair housing and outlines the activities the City will undertake to help overcome these barriers.

SP-60 Homelessness Strategy

This section of the Strategic Plan describes the activities the City will undertake to reduce homelessness, both through housing and supportive services.

SP-65 Lead Based Paint Hazards

This section of the Strategic Plan describes the programs the City has developed, adopted and implemented to educate local level housing providers and the general public on the dangers of lead based paint hazards and reduce the exposure to lead based paint in projects funded through the agencies.

SP-70 Anti-Poverty Strategy

This section of the Strategic Plan describes how the City’s internally administered programs reduce poverty.

SP-80 Monitoring

This section of the Strategic Plan identifies the monitoring procedures implemented by the County in order to ensure compliance with all federal and state guidelines and regulations.*SP-10 Geographic Priorities – 91.215 (a)(1)*

Geographic Area

Table 47 - Geographic Priority Areas

1	Area Name:	Georgetown
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Comprehensive
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	
	Include specific housing and commercial characteristics of this target area.	
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	
	Identify the needs in this target area.	
	What are the opportunities for improvement in this target area?	
	Are there barriers to improvement in this target area?	
2	Area Name:	Goldsboro
	Area Type:	Local Target area

	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revival Type:	Comprehensive
	Other Revival Description:	
	Identify the neighborhood boundaries for this target area.	
	Include specific housing and commercial characteristics of this target area.	
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	
	Identify the needs in this target area.	
	What are the opportunities for improvement in this target area?	
	Are there barriers to improvement in this target area?	
3	Area Name:	District Two
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revival Type:	Comprehensive
	Other Revival Description:	
	Identify the neighborhood boundaries for this target area.	
	Include specific housing and commercial characteristics of this target area.	
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	
	Identify the needs in this target area.	
	What are the opportunities for improvement in this target area?	
	Are there barriers to improvement in this target area?	

General Allocation Priorities

Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA

for HOPWA)

Georgetown and Goldsboro are the two target neighborhoods with the highest concentration of low to moderate income households. There is a high concentration of homes in these areas with one or more of the common housing problems. Georgetown and Goldsboro present the greatest need for housing stock restoration according to the Needs Assessment and Market analysis of this Consolidated Plan. Also included as a target area for CDBG funding, are the surrounding neighborhoods located in City Commission District Two.

SP-25 Priority Needs - 91.215(a) (2)

Priority Needs

Table 48 – Priority Needs Summary

1	Priority Need Name	Homeowner Occupied Housing Rehabilitation
	Priority Level	High
	Population	Low Moderate
	Geographic Areas Affected	Goldsboro
	Associated Goals	Homeowner Occupied Housing Rehabilitation
	Description	Minor or moderate housing rehabilitation activities for the restoration of substandard housing units and/or emergency repairs for low- to moderate income households.
	Basis for Relative Priority	The priority level for homeowner occupied housing rehabilitation was determined during the citizen participation process, via public input received through numerous meetings, community information fairs, work groups and surveys conducted during the two year planning process in the development of the Goldsboro Choice Neighborhood Initiative Transformation Plan. The Transformation Plan noted: As residents have aged in their homes, they find it difficult to maintain their property and afford improvements. It is recommended homeowners have access to loans and grants for home improvement.
2	Priority Need Name	Public Services
	Priority Level	High
	Population	Low Moderate
	Geographic Areas Affected	Goldsboro
	Associated Goals	Public Services

	Description	Activities include employment and training for Youth/Youth services/Public Safety and Security for the Elderly
	Basis for Relative Priority	<p>The priority level for Public Services was determined during the citizen participation process, via public input received during the two year planning process for the development of the Goldsboro Choice Neighborhood Initiative Transformation Plan. Numerous public meetings, information fairs, work groups and suveys were conducted in the development of the Goldsboro Transformation Plan. The City of Sanford held a public meeting on the One year 2020-2021 Annual Action Plan on July 16, 2020. The Five-Year Consolidated Plan was presented at the September 24, 2020 and the October 22, 2020 District 2 meetings. A public hearing was held on Wednesday, October 28, 2020 at City Hall and the City Commission approved the submission of the CDBG Five Year consolidated Plan at its November 9, 2020 meeting.</p> <p>Programs recommended:</p> <p>Programs that ensure children enter kindergarten ready to learn and successfully learn to read by 3 grade.</p> <p>Alternative education supports and programming that ensure all youth successfully graduate from high school.</p> <p>Out of School-Time programming to enhance children's social, emotional. Educational and physical development.</p>
3	Priority Need Name	Public Facilities
	Priority Level	High
	Population	Low Moderate
	Geographic Areas Affected	Goldsboro
	Associated Goals	Public Facilities
	Description	Activities include improvement of infrastructure, playgrounds, waterlines, curbs, sidewalks, streetlights, sewers, internet and community centers.

	Basis for Relative Priority	<p>The priority level for Public Facilities was determined during the citizen participation process, via public meetings, community information fairs, work groups and surveys in the development of the Goldsboro Choice Neighborhood initiative Transformation Plan.</p> <p>The Transformation Plan states: "Many of the streets in Goldsboro are drained by ditches and swales, and lack underground drainage structures; residents report poor maintenance/cleaning of existing structures resulting in inadequate drainage during high rain events. safety and mosquito control.</p> <p>Regarding sidewalks the Plan note: "The vast majority of streets in Goldsboro do not have sidewalks ... Residents indicated a desire to add more sidewalks to improve the safety of pedestrians. It was suggested that there be a prioritization of of key pathways in the neighborhood to schools and the Westside Community Center.</p> <p>Community Resource Center: Given the challenge of accessing services outside of the neighborhood, the community strongly recommends that a multipurpose Community Resource Center be developed that provided appropriate space for the delivery of a wide range of services related to employment, education, health and etc.</p> <p>Internet/WIFI: Access to the internet in today's world. It provides access to goods and services: it keep neighbors informed about local happenings and it is the method by which citizens enroll in programs (e.g. School Choice Programs). Many residents have smart phones bit with limited resources few have computers at home or internet services.</p>
4	Priority Need Name	Economic Development
	Priority Level	High
	Population	Low Moderate
	Geographic Areas Affected	Goldsboro Georgetown
	Associated Goals	Economic Development
	Description	Priority needs in this category include physical improvements to encourage business and job growth, job training and a revitalized commercial area.

	Basis for Relative Priority	The priority level for economic development was determined during the citizen participation process, via public input received during the two public meetings and one public hearing, as well as Consolidated Plan Survey responses received prior to the drafting of this Strategic Plan.
5	Priority Need Name	Administration
	Priority Level	Low
	Population	Low Moderate
	Geographic Areas Affected	Goldsboro Georgetown District Two
	Associated Goals	Administration
	Description	Administration activities including staff time, support, advertising, consulting services, etc. to achieve the goals and objectives for all CDBG program projects and activities.
	Basis for Relative Priority	Administration activities are a priority for the City of Sanford to properly administer the CDBG program projects and activities during the 2020-2021 fiscal year and each remaining fiscal year thereafter.
6	Priority Need Name	Homeless Services
	Priority Level	Low
	Population	Extremely Low Low Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth
	Geographic Areas Affected	Goldsboro District Two

	Associated Goals	Public Services
	Description	Homeless Services including emergency shelter, transitional housing, access to basic healthcare, mental health counseling, and homeless prevention services.
	Basis for Relative Priority	Homeless services are a low priority need in the City of Sanford based on the lack of federal funding available to target the homeless population. Sanford's homeless population benefits from ESG and other program funds administered by the Seminole County Community Services Department and the COC.
7	Priority Need Name	Expanding Affordable Housing Homeownership
	Priority Level	High
	Population	Low Moderate Middle Families with Children
	Geographic Areas Affected	Goldsboro
	Associated Goals	Expanding Affordable Housing Homeownership
	Description	Encouraging the development of new for-sale housing on the vacant lots scattered through the Goldsboro neighborhood.
	Basis for Relative Priority	Based on the Market Analysis for Affordable Residential Product Goldsboro Choice Neighborhood- Sanford Florida: Prepared by GAI Consultants, Inc Orlando FL issued November 9, 2017. "Analysis of existing housing inventory with housing developers generally indicates that for-sale products within the Goldsboro Neighborhood should be limited to detached single family structures. A limited number of affordable for-sale units have been constructed by Habitat for Humanity and other not-for-profit and for-profit affordable housing developers within the Sanford area, The activity of these developer's in the area indicates that there is significant demand for affordable for-sale housing within Sanford as a whole and specifically within the Goldsboro Neighborhood."

Narrative (Optional)

The priority needs identified in this section are indicated by eligible categories in the CDBG program, according to the regulatory requirements for each program. These priority needs directly correlate to the goals and objectives described within the Strategic Plan section of this 2020-2024 Consolidated Plan, and are a key factor in how the City determined allocation priorities to direct projects that will be funded in single or multiple fiscal years during this five year planning period. These priority needs were also determined based on evidence of underserved needs documented within the Needs Assessment and Market Analysis sections of this 2020-2024 Consolidated Plan. The last factor used to determine these priority needs and goals and objectives was the Citizen Participation process implemented during the development of the Goldsboro Choice Neighborhood Initiative Transformation Plan. All public meeting, community fairs, work groups comments and survey results were reviewed in their entirety and included in the final evaluation of what the priority needs, goals and objectives and priority projects would be for this five-year planning period.

SP-30 Influence of Market Conditions – 91.215 (b)

Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	<ul style="list-style-type: none"> • Availability of affordable single family and multifamily rental housing stock for families of all sizes • Availability of voucher programs in all jurisdictions • Availability of enforcement agencies to regulate eligibility terms and conditions of tenant based rental assistance program • Local land use policies and jurisdiction comprehensive planning goals that support the development of multi-family housing stock
TBRA for Non-Homeless Special Needs	<ul style="list-style-type: none"> • Availability of affordable single family and multifamily rental housing stock for persons with disabilities and their families • Availability of voucher programs in all jurisdictions • Availability of enforcement agencies to regulate eligibility terms and conditions of tenant based rental assistance programs • Availability of enforcement agencies to regulate accommodations and modifications for persons with disabilities and their families • Availability of supportive housing services, when necessary • Local land use policies and jurisdiction comprehensive planning goals that support the development of accessible multi-family housing stock for persons with disabilities and their families
New Unit Production	<ul style="list-style-type: none"> • Local land use policies and jurisdiction comprehensive planning goals that support the development of accessible multifamily housing stock for persons with disabilities and their families • Current cost of materials for new unit production • Availability of incentives to developers to produce new single family and multi-family affordable housing units
Rehabilitation	<ul style="list-style-type: none"> • Current cost of materials for rehabilitation • Availability of funding for housing rehabilitation activities
Acquisition, including preservation	<ul style="list-style-type: none"> • Availability of funding for acquisition activities • Evaluation of fair market prices for home purchases • Cost of materials for redevelopment of historic housing studies

Table 49 – Influence of Market Conditions

SP-35 Anticipated Resources - 91.215(a)(4), 91.220(c)(1,2)

Introduction

In 2020, the City of Sanford will received a total annual allocation of \$507,121 for the CDBG Program. Of the total funding allocation, \$101,440 will be allocated toward Administration activities, \$76,068 will be allocated toward Public Services, and \$279,629 will be allocated toward an existing Housing Rehabilitation activities and \$50,000 to support revitalization of businesses and funds for public facilities improvements.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder 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	507,121	0	0	507,121	2,112,000	The annual allocation and any program income or prior year resources will be allocated to eligible CDBG Program categories per 24 CFR 570.200-570.207

Table 50 - Anticipated Resources

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

The CDBG program does not require match contributions. Annual federal funding allocations from the CDBG program is Sanford's number one source of grant program funding and allows the City to address some of the priority needs identified in this Consolidated Plan. It is possible that qualified projects in the near future, that require additional funding could in fact benefit from CDBG dollars, but at this the City of Sanford will be using the federal funding at the primary funding source for achieving the goals and objectives set forth in this plan.

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

Discussion

City commission has contracted with Cainn Associates Consulting Group to conduct a rezoning for the Goldsboro area. Also, the City Commission is engaged in discussion with private developers to build attainable/affordable housing in District 2 specifically Goldsboro. The Commission is also exploring state legislation that allow for the waiver of impact fees as an incentive to attract developers for affordable housing. Sanford Housing Authority is in discussion with a private developer of affordable housing to build a 180 unit multi-family development and a developer to build 100-120 single family for sale units in Goldsboro.

SP-40 Institutional Delivery Structure – 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
CITY OF SANFORD	Government	Economic Development Ownership Rental neighborhood improvements public facilities public services	Jurisdiction
Seminole County Community Services Department	Government	Economic Development Homelessness Ownership Rental neighborhood improvements public facilities public services	Jurisdiction

Table 51 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

September 30, 2019, the City of Sanford terminated the Interlocal agreement with the Seminole County Community Services Department to administer any City of Sanford HUD federal program funding. Due to this change in institutional structure, the following is a description of the City of Sanford institutional delivery system.

The City of Sanford CDBG program is housed in the Community Relations and Neighborhood engagement Unit within the City Manager’s Office. The CDBG program is staffed by a program manager with support from an Administrative Assistant and grants account manager in the Finance Department. All CDBG program activities are coordinated out of the CDBG

Availability of services targeted to homeless persons and persons with HIV and mainstream services

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy			
Legal Assistance			
Mortgage Assistance			
Rental Assistance	X		
Utilities Assistance			
Street Outreach Services			
Law Enforcement	X		
Mobile Clinics			
Other Street Outreach Services		X	
Supportive Services			
Alcohol & Drug Abuse	X	X	
Child Care	X		
Education	X		
Employment and Employment Training	X		
Healthcare	X		
HIV/AIDS			
Life Skills			
Mental Health Counseling	X		
Transportation	X		
Other			

Table 52 - Homeless Prevention Services Summary

Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)

The City of Sanford does not administer any federally funded or administer any internal programs or services that are directly targeted to homeless persons or persons with HIV/AIDS.

Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above

As a result of COVID, the homeless population is growing and the available supportive services and housing cannot keep pace with the demand.

Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs

The Seminole County Community Development Division and the Homeless Services of Central Florida employs staff to provide direct technical assistance to sub recipient partners authorized to carry out activities that specifically benefit persons with special needs. The Division also utilizes staff and works with the Compliance Office to monitoring sub recipient's progress and expenditures periodically and provides any necessary technical assistance in the event that a potential problem or issue is discovered after a monitoring in conducted. This strategy for overcoming gaps in the institutional delivery structure has proven beneficial for Seminole County, and will be amended in the event that a gap is determined in the future. The County, in conjunctions 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.

SP-45 Goals Summary – 91.215(a)(4)

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	2020	2024	Affordable Housing	Goldsboro Georgetown District Two	Homeowner Occupied Housing Rehabilitation	CDBG: \$950,000	Homeowner Housing Rehabilitated: 55 Household Housing Unit
3	Public Services	2020	2024	Non-Housing Community Development	Goldsboro	Homeless Services Public Services	CDBG: \$392,868	Public service activities for Low/Moderate Income Housing Benefit: 1200 Households Assisted
4	Public Facilities	2020	2024	Non-Housing Community Development	Goldsboro	Public Facilities	CDBG: \$250,000	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 1000 Households Assisted
5	Administration	2020	2024	Administration	Goldsboro Georgetown District Two	Administration	CDBG: \$523,824	Other: 1 Other
6	Economic Development	2020	2024	Non-Housing Community Development	Goldsboro	Economic Development	CDBG: \$200,000	Facade treatment/business building rehabilitation: 5 Business Businesses assisted: 10 Businesses Assisted
7	Expanding Affordable Housing Homeownership	2020	2024	Affordable Housing	Goldsboro	Expanding Affordable Housing Homeownership	CDBG: \$302,429	Homeowner Housing Added: 5 Household Housing Unit

Table 53 – Goals Summary

Goal Descriptions

1	Goal Name	Homeowner Occupied Housing Rehabilitation
	Goal Description	Minor home repairs, rehabilitation and Reconstruction and replacement of substandard owner occupied housing units
3	Goal Name	Public Services
	Goal Description	Public Services activities including child care, mentoring programs for middle and high school students, health care, employment and training for youth/youth services and public safety and security for the elderly
4	Goal Name	Public Facilities
	Goal Description	Improvements to infrastructure, playgrounds, parks, waterlines, curbs, sidewalks, streetlights and sewer systems. Expansion/improvements of daycare and health facilities in the Goldsboro Neighborhood.
5	Goal Name	Administration
	Goal Description	Administration activities including staff time, support, advertising, consulting services, etc. to achieve the goals and objectives for all CDBG program projects and activities.
6	Goal Name	Economic Development
	Goal Description	<p>CDBG funds will be used to provide financial assistance and technical support to business owners. The support will result in improved access to goods and services in the area, increased revenues and economic development of the area. The Economic development program seeks to revitalize and stabilize businesses and diversify the Goldsboro neighborhood economy. Emphasis will be placed on new and existing businesses in the Goldsboro community.</p> <p>Provide residents with skills and support to access jobs and career opportunities that lead to greater economic stability and self-sufficiency.</p> <p>Provide retraining for residents that lost their jobs or impacted due to COVID-19.</p>

7	Goal Name	Expanding Affordable Housing Homeownership
	Goal Description	Increase homeownership opportunities in Goldsboro to stabilize the community and to give former residents who want to purchase homes the opportunity to return to their community by completing a rezoning for Goldsboro, Implementing the Cottage-Home program, and supporting housing construction for organizations and developers in the affordable housing business.

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 91.315(b)(2)

The City of Sanford anticipates serving 2260 extremely low-income, low-income, and moderate-income persons through public services, housing rehabilitation and public facilities and affordable housing ownership.

The City of Sanford anticipates serving 60 extremely low-income, low-income, and moderate-income households with activities included under the housing rehab and Affordable Housing category in the goals and objectives section of this Strategic Plan. Of the total 60 households to be served, 55 households will benefit from the Home Improvement Emergency Repairs activities and 5 households will benefit from housing ownership assistance.

SP-50 Public Housing Accessibility and Involvement – 91.215(c)

Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)

The Orlando Housing Authority has designated 534 Section 8 and site based vouchers to the Sanford Housing Authority.

Activities to Increase Resident Involvements

City of Sanford will continue to work with the Sanford Housing Authority and the Goldsboro Front Porch Council to implement the priorities, goals and strategies of the Goldsboro Transformation Plan.

Is the public housing agency designated as troubled under 24 CFR part 902?

No

Plan to remove the ‘troubled’ designation

Not applicable.

SP-55 Barriers to affordable housing – 91.215(h)

Barriers to Affordable Housing

The City of Sanford did not conduct a separate Analysis of impediments to Fair Housing because based on our 2015 IA it was so similar to Seminole County IA. The IA Seminole County conducted is based on the input from the Seminole County Affordable Housing plan that City of Sanford residents participated in.

Government regulations including land use/zoning codes and building codes adopted by a jurisdiction have the potential to impact the cost of housing and limit the supply of affordable housing. Seminole County recognizes that there can be institutional, regulatory, or policy barriers to development and promotion of access to affordable housing. Some of these barriers are at the discretion of County policymakers, including the permitting, zoning, and housing & community development offices. The following barriers may impact the development of affordable housing:

- Development approvals process. The development approval process can be time- and resource-intensive, particularly for developers of affordable housing.
- Density restrictions. Depending on the maximum allowable density in any given zoning category, higher density housing developments may be prohibited. Higher density housing is typically able to absorb more income-restricted housing and still maintain profitability for the developer, in addition to naturally enhancing the availability of housing overall in the County.
- Parking and setback requirements. Depending on the restrictions of parking and setbacks in the local land use code and comprehensive plan, these requirements may prohibit development of affordable housing.
- Affordable housing accessible to transit. Low-income households are more likely to depend on public transportation as a means of mobility. A lack of affordable housing near public transportation networks places an inherent restriction on a family's ability to reasonably access housing.
- Not In My Back Yard (NIMBY) Syndrome. The social and financial stigma of affordable housing can lead to significant resistance from surrounding properties.

In the case of new construction, significant barriers to creating affordable housing are reductions in federal and state housing funds, the land costs, impact fees, zoning, and compliance with new hurricane standards building codes.

In the case of existing housing rehabilitation, the cost of upgrading to new construction codes is a barrier. Health Department regulations restrict expansion of existing septic systems and the Federal Emergency Management Agency (FEMA) restricts rehabilitations to existing structures beyond a certain value on properties located within 100-year Floodplain.

As a recipient of funding from the US Department of Housing and Urban Development (HUD), the County recently updated its Analysis of Impediments to Fair Housing Choice (AI) during which a review of the County's land use and zoning policies was conducted. The review revealed that Seminole County does not specifically allow, by right, accessory dwelling units (ADUs) in its single-family residential zoning districts. This could present a barrier to affordable housing. However, the County should be commended for its inclusion of its affordable housing district (R-AH), which allows for significantly smaller lot sizes and small units. The AI also identified the following impediments to affordable housing and fair housing choice:

- Lack of awareness by residents and landlords of fair housing laws.
- High number of fair housing complaints on the basis of disability.
- Lack of affordable rental and owner housing.
- Poor credit history and collateral as a barrier to homeownership.

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

The City will take actions to address barriers to affordable housing identified in the County's Local Housing Assistance Plan, the Comprehensive Plan Housing Element, The City of Sanford Comprehensive Housing Plan and the County's Analysis of Impediments to Fair Housing Choice (AI).

SP-60 Homelessness Strategy – 91.215(d)

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

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. Though the City of Sanford does not carry out homeless services activities directly, Seminole County coordinates directly with the Homeless Services Network of Central Florida by providing direct funding to programs and services that directly benefit County residents, including Sanford residents.

Addressing the emergency 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 to provide 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. Between 2020 and 2021 the County plans to provide 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 ESG funding to Safe house 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. Finally, the County plans to provide 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 this 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.

Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs

According to the Seminole County 2020-2025 Consolidated Plan, The Community Services Department, Community Development Division anticipates to allocate \$49,706 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.

SP-65 Lead based paint Hazards – 91.215(i)

Actions to address LBP hazards and increase access to housing without LBP hazards

The City of Sanford has adopted all actions to address LBP hazards and increase access to housing without LBP hazards that the County has elected to implement within their 2020-2024 Consolidated Plan and internal housing policies and procedures.

The City of Sanford recognizes the relationship between health and housing extends beyond just lead poisoning. Substandard housing and housing with specific hazards (e.g., poor indoor air quality, leaks, accessibility limitation, pest infestations, carbon monoxide, mold, contaminated water, and structural problems) have economic impacts, and can pose a risk to the health of children and adults. In addition to lead poisoning, health problems can include asthma and other respiratory infections, injuries (e.g., burns), cancer (cause by hazards such as radon and certain chemical exposures), decreased intellectual capacity, poor birth outcomes (e.g., premature births and low birth weight), infectious diseases, and poisonings.

Contractors utilizing any federal funding providing by the City are required to be certified in conducting these types of hazard prevention methods when completing construction or rehabilitation projects.

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

- Ensure that 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 LBP

How the actions are listed above related to the extent of lead poisoning and hazards?

- Maintain a collaborative comprised of contractors and housing providers dedicated to conducting healthy home concepts;
- Conduct a healthy housing needs assessment on all properties considered for rehabilitation or restoration;
- Assess state and local capacity for reducing lead hazards;
- Establish a strategic plan to address needs through capacity development and targeted interventions; and
- Coordinate and provide direction to contractors and housing providers involved in prevention efforts periodically.

How are the actions listed above integrated into housing policies and procedures?

City of Sanford requires all Contractors to submit a detailed work write-up that incorporates the risk assessment's recommended lead hazard reduction activities for properties built before 1978, if applicable, prior to beginning construction on any affordable housing projects. The Construction Project Manager needs to ensure the correct level of lead hazard evaluation and reduction was conducted. The proper documentation must be obtained.

- 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, City of Sanford 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

SP-70 Anti-Poverty Strategy – 91.215(j)

Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families

In 2016 the University Of Central Florida Department Of Public Administration, in partnership with the Seminole County Health Department completed a detailed analysis regarding the current characteristics and conditions of distressed neighborhoods in Sanford. The analysis focused directly on neighborhoods, instead of census tracts, to determine a more accurate estimate of the number of very-low- and low-income households, conditions of housing in those neighborhoods (substandard, overcrowding, cost burden, etc.), and economic hardship in distressed neighborhoods. The City used the findings and recommendations to create goals and policies to implement during this Consolidated Plan period in order to reduce the number of poverty-level families living in these neighborhoods. Some goals include increasing job training to youth and unemployed persons living in these neighborhoods, increasing access to more affordable housing in these neighborhoods through partnerships with local housing providers, and allocating CDBG funds toward the rehabilitation of existing housing units in those neighborhoods to sustain affordability of the current housing stock during the 2015-2019 Consolidated Plan period. One of the significant findings in the Community Needs Assessment was the poverty level of the Goldsboro neighborhood and economic decline and disinvestment over the years.

In addition to the UCF analysis the City of Sanford will continue to address the priorities, goals and objectives contained in the Goldsboro Transformation Plan.

How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan?

The City will ensure that any Comprehensive Plan updates for future developments are aligned with the goals and policies developed and include in the Goldsboro neighborhood Transition Plan, the City of Sanford highest poverty level concentration. Furthermore, the City will consider economic development, public safety and public services programs that reduce poverty. The Transformation Plan goals will be the bases when selecting specific CDBG funded housing, public services, and public facilities projects during the 2020-2021 fiscal year and remaining fiscal years of this Consolidated Plan period.

SP-80 Monitoring – 91.230

Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

Local governments are required to maintain records documenting compliance with fair housing, equal opportunity and civil rights requirements. Records must be maintained for six years after the grant period ends, and are periodically monitoring by HUD.

Following a grant award to a local government, HUD is required to review recipient performance relating to civil rights requirements. The areas of review include:

- Current employment and personnel policy;
- Civil rights profile;
- Job advertisements;
- Employment discrimination complaints;
- Employment data that indicates that persons are not being denied benefits or treated differently because of their race, color, sex, national origin, or disability;
- Documentation of steps taken to further fair housing during the year, including fair housing activities;
- Housing discrimination complaints and documentation describing the process used to handle such complaints;
- Board minutes indicating when the local fair housing ordinance was adopted; and
- Have a fair housing and equal opportunity compliance officer.

In order to be found in compliance by HUD, the Housing Element of a local comprehensive plan must contain the following items that are directly or indirectly related to fair housing choice:

- Affordable Housing Needs Assessment;
- Inventory of renter-occupied housing developments currently using federal, state or local subsidies;
- A housing analysis that evaluates current and future housing needs;
- Means for accomplishing the provision of housing with supporting infrastructure for all current and anticipated future residents, including very low- low, and moderate-income households.

Per the new uniform guidance in 2 CFR 200, the City of Sanford is committed to expanding its minority business outreach by specifically targeting minority businesses in the Goldsboro Neighborhood and encouraging them to compete in City funded projects and request for services.

Any goals and objectives that are carried out in this Consolidated Plan will be thoroughly evaluated in order to ensure that all projects and activities are selected and approved in accordance with the City's current and future Comprehensive Planning goals. Sub recipient will be monitored for program performance compared to measurable goals and objectives; financial performance compared to budget and overall compliance with CDBG regulations. Monitoring will include site visits and with follow-up communication regarding findings.

Expected Resources

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

Introduction

In 2020, the City of Sanford will received a total annual allocation of \$507,121 for the CDBG Program. Of the total funding allocation, \$101,440 will be allocated toward Administration activities, \$76,068 will be allocated toward Public Services, and \$279,629 will be allocated toward an existing Housing Rehabilitation activities and \$50,000 to support revitalization of businesses and funds for public facilities improvements.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder 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	507,121	0	0	507,121	2,112,000	The annual allocation and any program income or prior year resources will be allocated to eligible CDBG Program categories per 24 CFR 570.200-570.207

Table 54 - 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

The CDBG program does not require match contributions. Annual federal funding allocations from the CDBG program is Sanford's number one source of grant program funding and allows the City to address some of the priority needs identified in this Consolidated Plan. It is possible that qualified projects in the near future, that require additional funding could in fact benefit from CDBG dollars, but at this the City of Sanford will be using the federal funding at the primary funding source for achieving the goals and objectives set forth in this plan.

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

Discussion

City commission has contracted with Canin Associates Consulting Group to conduct a rezoning for the Goldsboro area. Also, the City Commission is engaged in discussion with private developers to build attainable/affordable housing in District 2 specifically Goldsboro. The Commission is also exploring state legislation that allow for the waiver of impact fees as an incentive to attract developers for affordable housing. Sanford Housing Authority is in discussion with a private developer of affordable housing to build a 180 unit multi-family development and a developer to build 100-120 single family for sale units in Goldsboro.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

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: \$279,629	Homeowner Housing Rehabilitated: 6 Household Housing Unit
3	Public Services	2015	2020	Non-Housing Community Development	Goldsboro Georgetown District Two	Public Services	CDBG: \$76,068	Public service activities other than Low/Moderate Income Housing Benefit: 200 Persons Assisted
5	Administration	2015	2020	Administration	Goldsboro Georgetown District Two	Administration	CDBG: \$101,424	Other: 1 Other
6	Economic Development	2020	2024	Non-Housing Community Development	Goldsboro	Economic Development	CDBG: \$50,000	Businesses assisted: 3 Businesses Assisted

Table 55 – Goals Summary

Goal Descriptions

1	Goal Name	Homeowner Occupied Housing Rehabilitation
	Goal Description	Reconstruction and replacement of substandard housing units and homeowner occupied housing rehabilitation and Minor home repairs program
3	Goal Name	Public Services
	Goal Description	Public Services activities including employment and training, daycare/childcare, afterschool programs, mental and medical services, mentoring homeless, and public safety.
5	Goal Name	Administration
	Goal Description	Administration activities including staff time, support, advertising, consulting services, etc. to achieve the goals and objectives for all CDBG program projects and activities.
6	Goal Name	Economic Development
	Goal Description	Expand economic opportunities, stimulating economic development and supporting income generation and wealth creation for small and microenterprise businesses

Projects

AP-35 Projects – 91.220(d)

Introduction

The City of Sanford has selected the following projects, described in this section of the 2020-2021 Annual Action Plan, to receive direct CDBG funding allocations to implement activities necessary to achieve the goals and objectives set forth in the 2020-2024 Consolidated Plan.

Projects

#	Project Name
1	Public Services
3	Housing Rehabilitation
4	Housing Reconstruction
5	Administration

Table 56 – Project Information

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

All of these projects were determined to be priorities based citizens input as noted in the Goldsboro Transformation Plan.

AP-38 Project Summary
Project Summary Information

1	Project Name	Public Services
	Target Area	Goldsboro Georgetown District Two
	Goals Supported	Public Services
	Needs Addressed	Public Services
	Funding	CDBG: \$76,079
	Description	The City of Sanford has allocated \$76,079 in CDBG funding to implement public services activities such as childcare, mentoring for middle and high school student's employment and training for youth/youth services/public safety.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Public services activities include employment and training for youth/youth services/public safety for the elderly.
2	Project Name	Housing Rehabilitation
	Target Area	Goldsboro Georgetown District Two
	Goals Supported	Homeowner Occupied Housing Rehabilitation
	Needs Addressed	Homeowner Occupied Housing Rehabilitation
	Funding	CDBG: \$125,000
	Description	The City of Sanford has allocated \$125,000 towards housing rehabilitation activities through their Home Improvement Emergency Repairs Program.
	Target Date	

	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Housing rehabilitation activities include minor electrical, plumbing, roofing, and HVAC replacement on an emergency basis.
3	Project Name	Housing Reconstruction
	Target Area	Goldsboro Georgetown District Two
	Goals Supported	Homeowner Occupied Housing Rehabilitation
	Needs Addressed	Homeowner Occupied Housing Rehabilitation
	Funding	CDBG: \$210,000
	Description	The City of Sanford allocated CDBG funds toward housing reconstruction activities for the reconstruction/replacement of substandard housing units. A June 2017 Substantial Amendment cancelled a prior year Economic development strategy and re allocated funds to Housing Reconstruction increasing the project budget to \$210,000
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Housing reconstruction activities include the demolition and new construction or substantial rehabilitation of substandard housing units.
4	Project Name	Administration
	Target Area	Goldsboro Georgetown District Two
	Goals Supported	Administration
	Needs Addressed	Administration

Funding	CDBG: \$81,563
Description	The City of Sanford has allocated \$81,563 (maximum 10% allowable) in CDBG funding to implement administration activities necessary to achieve the goals and objectives set forth in the 2015-2020 Consolidated Plan and 2015-2016 Annual Action Plan.
Target Date	
Estimate the number and type of families that will benefit from the proposed activities	
Location Description	
Planned Activities	Administration activities including staff time, support, advertising, consulting services, etc.

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 has selected City Commission District Two as its main target area for the goals and objectives that will be accomplished during the 2021-2022 Fiscal year.

Geographic Distribution

Target Area	Percentage of Funds
Goldsboro	85
Georgetown	
District Two	100

Table 57 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

The Goldsboro Neighborhood is the primary target and the secondary target area is District 2. Goldsboro was chosen as the main target area due to its high level of low- and moderate-income household concentration and high number of priority need activities.

Discussion

The City of Sanford Adopted the Goldsboro Transformation Plan in June of 2018 and committed to spend a significant portion of the CDBG funds to address the priorities in the Plan identified as City responsibility

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

During the 2020 - 2021 fiscal year, the City of Sanford has allocated \$279,680 in CDBG funding to complete owner-occupied housing rehabilitation activities to support 1 low- and moderate-income household’s major rehabilitation/reconstruction. 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 \$20,000.

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	7
Special-Needs	0
Total	7

Table 58 - 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	7
Acquisition of Existing Units	0
Total	7

Table 59 - One Year Goals for Affordable Housing by Support Type

Discussion

The Housing program will focus on Minor Home Repair up to \$20,000 per unit, and major rehabilitation of up to \$75,000 and demo and reconstruct for projects costing over \$75,000

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 due to the demolition 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 Five-Year Consolidated Plan states the following. The goals and objectives were developed as part of the collaborative Choice Neighborhood Initiative Planning Grant process with SHA former residents, local stakeholders and the City of Sanford and community partners.

Goal 1: Expand Housing Opportunities:

- Develop quality mixed-income rental housing on SHA vacant land
- Develop four (4) phases of rental housing
- Develop a 90 unit complex for seniors Georgetown Square, complex is completed and at full capacity

Goal 2. Create Homeownership opportunities in Goldsboro Neighborhood

- Develop approximately 80-100 new for sale homes on SHA land
- The units will be a mixture of market rate and affordable homes

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

SHA has designated the land were Castle Brewer for the development of the 80-100 single family for sale homes. Also SHA has selected a developer to partner with on the development of the units and started the rezoning and permitting process with the City of Sanford.

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

Not applicable

Discussion

SHA will continue to work with the City of Sanford, Choice Neighborhood Initiative partners, and

community stakeholders towards implementation of the goals and strategies set forth in the CNI Choice Neighborhood Initiative Transformation Plan.

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 2020-2024 Consolidated Plan and 2020-2021 Annual Action Plan. These activities directly correlate with the activities described in the Strategic Plan portion of the Consolidated Plan and will be implemented over the current fiscal year, and all remaining fiscal years thereafter.

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 does not have any strategies or activities currently planned for this five year Consolidated Plan period that will involve reducing and ending homelessness. 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 to provide 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. The County plans to provide ESG funding to the Rescue Outreach Mission for eligible operation and maintenance expenses to assist 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 continue to provide ESG funding to Safe house for eligible operation and maintenance expenses to assist to individuals who are in need or are currently residing in emergency shelter or transitional housing facilities owned and operated by the organization. Finally, the County plans to continue to provide ESG funding to Recovery House for eligible operation and maintenance expenses and the Rescue Outreach Mission.

Seminole County also has allocated ARP funding to support the several organizations providing

emergency shelter and transitional housing for the homeless.

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 this 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 strategies or activities planned to address helping low-income individuals void becoming homeless. According to the Seminole County 2020-2024 Consolidated Plan, The Community Services Department, Community Development Division anticipates to allocate 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 currently have any strategies for activities planned to address housing and supportive service needs for persons who are not homeless, but have special needs.

The City of Sanford used a portion of its CARES funds to assist agencies providing support services to the homeless sheltering in place in camps.

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

Introduction:

The Goldsboro Transformation Plan included an in-depth analysis of the Housing conditions in Goldsboro and conclude: Existing housing make up approximately 26.6% of the total 741 acres of the Goldsboro neighborhood. The housing is primarily single family residents with an average value assessed of \$44,832 (ranging from a minimum of \$3,677 to a maximum of \$169, 731). The existing housing stock is relatively old and most of it in need of repair. Approximately half of the homes were built before 1961.

The average single family home is approximately 1,170 square feet with 2 bedrooms. There are 377 vacant residents parcels, totaling 70 acres (not including the SHA parcels), that have been identified in the neighborhood. These vacant parcels are scattered throughout the neighborhood and offer an opportunity for new infill single family homes. However due to the irregular shape and size of the majority of the vacant lots will require rezoning and City changes to minimum size of buildable lots.

In Goldsboro the loss of population over the past decade has led to a decline in quality housing stock, decrease in demand for public transit services in the neighborhood and a reduction in demand for daily retail services.

During the in-depth review of the Florida statutes, laws and policies, it was concluded that the 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 to 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

According to the Goldsboro Transformation Plan and the 2015 City of Sanford Analysis of Impediments to Fair Housing Choice plan, created in collaboration with the 2015-2020 Consolidated Plan, the following recommendations have been made to eliminate barriers to affordable housing that have been

identified:

- Encourage sub recipients to target marketing resources to promote fair housing awareness in underserved communities. Examples include targeted TV stations, radio and print media
- Recommend implementation of a strong Affirmatively Furthering Fair Housing policy to include proactive monitoring and enforcement efforts
- The City will 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
- Target parcels of SHA parcels for homeownership development providing impact credits for the prior units demolished
- Implementation of the City's Cottage Home Program to encourage development of new for-sale housing on vacant lots.
- Provide pre-and post-homeownership counseling and financial management counseling.
- Owners have access to loans and grants for home improvements.
- Use of CDBG Funds for infrastructure for new for-sale homes.
- Consider ways to increase application from inactive housing providers, including but not limited to individual meetings to discuss what particular barriers to participation exist for the locality
- Conduct outreach and education activities for housing providers, realtors and property managers about discriminatory actions and steering

Discussion:

The City will take actions to address barriers to affordable housing identified in the Goldsboro Transformation Plan, Local Housing Assistance Plan, the Comprehensive Plan Housing Element, and the Analysis of Impediments to Fair Housing Choice (AI).

State Statues Chapter 163 Section 3.31801 Impact Fees; short title; intent; minimum requirement; audits; challenges: Florida Impact Fee Act.

City of Sanford use of American Rescue Plan Act funding for affordable housing.

AP-85 Other Actions – 91.220(k)

Introduction:

In this section of the 2020-2021 Annual Action Plan, we will re-visit the actions that the City will take in order 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 of the City's planned goals and objectives identified in this 2020-2021 Annual Action Plan and the 2020-2024 Consolidated Plan are linked directly with the priority needs identified in all of the low-mod income target areas county-wide. In the event that a particular target area is identified as an underserved community or a particular 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 \$279,680 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 LBP hazards include:

- Ensure that 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 LBP

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 anticipates the analysis to be completed in September 2015. The City is currently in the process of discussing possible courses of action to take to alleviate the poverty in the identified neighborhoods. Some examples of actions that will be taken in order to reduce the number of poverty-level families include:

- Providing job training to youth and unemployed
- Working with the Sanford Housing Authority to implement the Goldsboro Transformation Plan and the strategies for expanding housing opportunities in Goldsboro for very-low and low-income families.
- Expanding economic opportunity for the Goldsboro neighborhood.
- Increase access to education and career training that provide entry level opportunities that will ideally lead to careers in high growth fields with livable wages.
- Encourage new business development and encouraging existing business to grow and thrive.
- Working with the local Chamber of Commerce to discuss potential opportunities for economic growth throughout these neighborhoods

Actions planned to develop institutional structure

October 1, 2019 the City of Sanford resume administration of its CDBG program from Seminole County Community Services Department. In February of 2020 the City of Sanford hired a CDBG program Manager.

In response to COVID - 19 according to the Seminole County 2020-2024 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 through CARES and ARP Act. Keeping the private and public sector aware of all services provided will be a key objective for the City of Sanford and 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 set forth in this Consolidated Plan.

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

The following is a list of actions that the City is either currently implementing or plans to implement during this Consolidated Plan period to enhance coordination between public and private housing and social services agencies:

- The City of Sanford will continue to be Co-sponsors of the Goldsboro Transformation Plan and implementation of the Plan.
- The City of Sanford is committed to being Co-applicant with the Sanford Housing Authority for a HUD Choice Neighborhood Implementation Grant for the Goldsboro Transformation Plan.
- The City of Sanford is currently in partnership with the local Habitat for Humanity and Harvest Time International organizations to expand access to affordable housing opportunities for low-moderate income families in Sanford.
- The City of Sanford has appointed a Fair Housing Coordinator to oversee fair housing issues and expand the City's role accepting and resolving fair housing complaints locally
- The City of Sanford has established a relationship to enhance coordination with State agencies and regional/local housing and social services agencies to better address fair housing issues and other supportive services needs of Sanford residents through increased participation on

governing boards and attendance of conferences and workshops

Discussion:

Expanding Economic opportunity for the Goldsboro Community

- Business Development
- Training for residents to build skills and capacity to access jobs and careers.

Encouraging Community Wellness for the Goldsboro Community

- Support the development of mental and medical health services for Goldsboro residents
- Residents of Goldsboro have access to a full continuum of care

Expanding Housing Opportunities

- Grant and Loan programs for existing homeowners
- Development of affordable for-sale housing.
- SHA development of quality mixed-income rental housing on SHA properties

Empowering the Goldsboro Community

- Strengthen relations between community and law enforcement
- capture the rich history of Goldsboro and celebrate

Improving Community Connections

- Addressing the digital divide in the Goldsboro community
- Goldsboro residents having access to local facilities and amenities that support quality of life.

Invest in the Children

- Early learning - ensure children enter kindergarten ready to learn and successfully learn to read by 3rd grade.
- Alternative education programs for at-risk youth.
- Out-of-school time educational and physical development programs

Program Specific Requirements

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

Introduction:

This section of the 2020-2021 Annual Action Plan 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 or not any urgent need activities are expected to be implemented with 2015-2016 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
Total Program Income:	0

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%

Appendix - Alternate/Local Data Sources

1	Data Source Name Sanford Housing Authority
	List the name of the organization or individual who originated the data set. Sanford Housing Authority Ayub Fleming Executive Director
	Provide a brief summary of the data set. Orlando Housing Authority create a list of Section 8 and Site past individuals on their waiting list
	What was the purpose for developing this data set? To provide for this Report
	How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population? The data is inclusive of all on a waiting list for City of Sanford Housing Authority housing,
	What time period (provide the year, and optionally month, or month and day) is covered by this data set? Current list as of August 2021
	What is the status of the data set (complete, in progress, or planned)? Complete
	2
Data Source Name Seminole County Five Year Consolidated Plan	
List the name of the organization or individual who originated the data set. Seminole county Department of Human Services	
Provide a brief summary of the data set. HUD and COC Housing Inventory Count	
What was the purpose for developing this data set? Consolidated Plan	
How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?	
What time period (provide the year, and optionally month, or month and day) is covered by this data set? 2019	

	<p>What is the status of the data set (complete, in progress, or planned)?</p> <p>Complete</p>
3	<p>Data Source Name</p> <p>Goldsboro Choice Neighborhood Initiative Transform</p>
	<p>List the name of the organization or individual who originated the data set.</p> <p>EJP Consulting Group - Goldsboro Choice Neighborhood Initiative Transformation Plan</p> <p>University of Central Florida - College of Health and Public Affairs- School of Public Administration: City of Sanford Community Assessment Findings & Recommendations 2016</p> <p>Zimmerman/Volk Associates, Inc. Market Analysis for New Mixed Income Units in Goldsboro.</p>
	<p>Provide a brief summary of the data set.</p> <p>Goldsboro Transformation: A comprehensive analysis of current conditions of the Goldsboro community and a strategy to transform the community into a revitalized thriving and safe community with quality housing options, diverse economic opportunities, and a shared sense of pride in its rich history.</p> <p>University of Central Florida - College of Health and Public Affairs- School of Public Administration: City of Sanford Community Assessment Findings & Recommendations 2016: Identification of the economically distressed areas of the City of Sanford and the inequality of services.</p> <p>Zimmerman/Volk Associates, Inc. Market Analysis for New Mixed Income Units in Goldsboro: Potential market for development of new mixed-income units over a five year period.</p>
	<p>What was the purpose for developing this data set?</p> <p>To identify the most distressed area of Sanford and create a plan to revitalize the neighborhood.</p>
	<p>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</p> <p>The target area for the data is the Goldsboro neighborhood in District 2.</p>
	<p>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</p> <p>Goldsboro Transformation Plan June 2018</p> <p>University of Central Florida - College of Health and Public Affairs- School of Public Administration: 2016</p>
	<p>What is the status of the data set (complete, in progress, or planned)?</p> <p>All data sets are complete and in the process of implementation.</p>