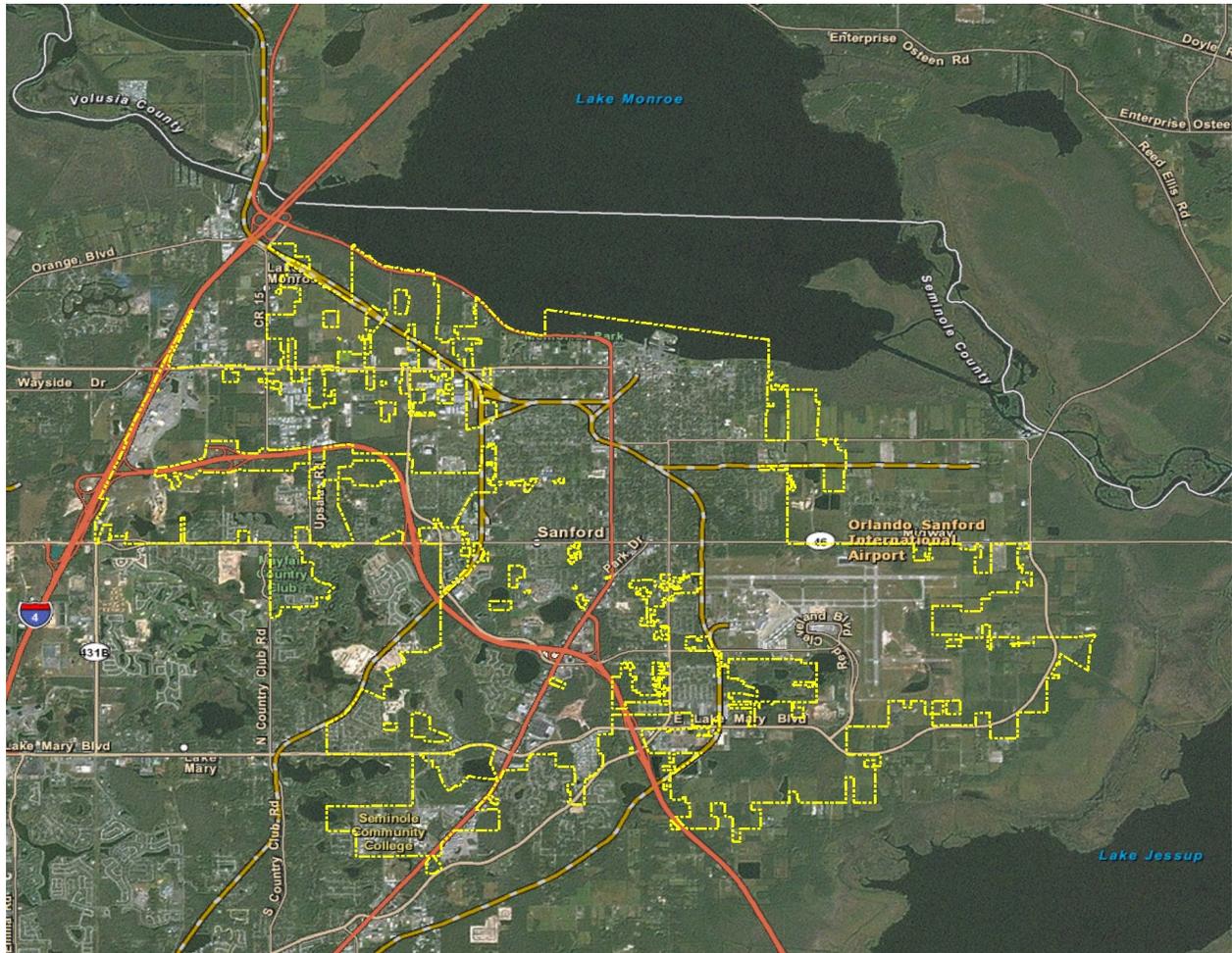




# City of Sanford Consolidated Plan 2010 – 2014



Prepared By:

CPH ENGINEERS, INC.

CHOICE CONSULTING SERVICES, L.L.C.  
August 9, 2010

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Housing Opportunities for People With Aids (HOPWA), specific HOPWA Objectives and Other Narratives and Attachments are not applicable. The city of Orlando is the HOPWA grantee for the Orlando-Kissimmee-Sanford Metropolitan Statistical Area (MSA).

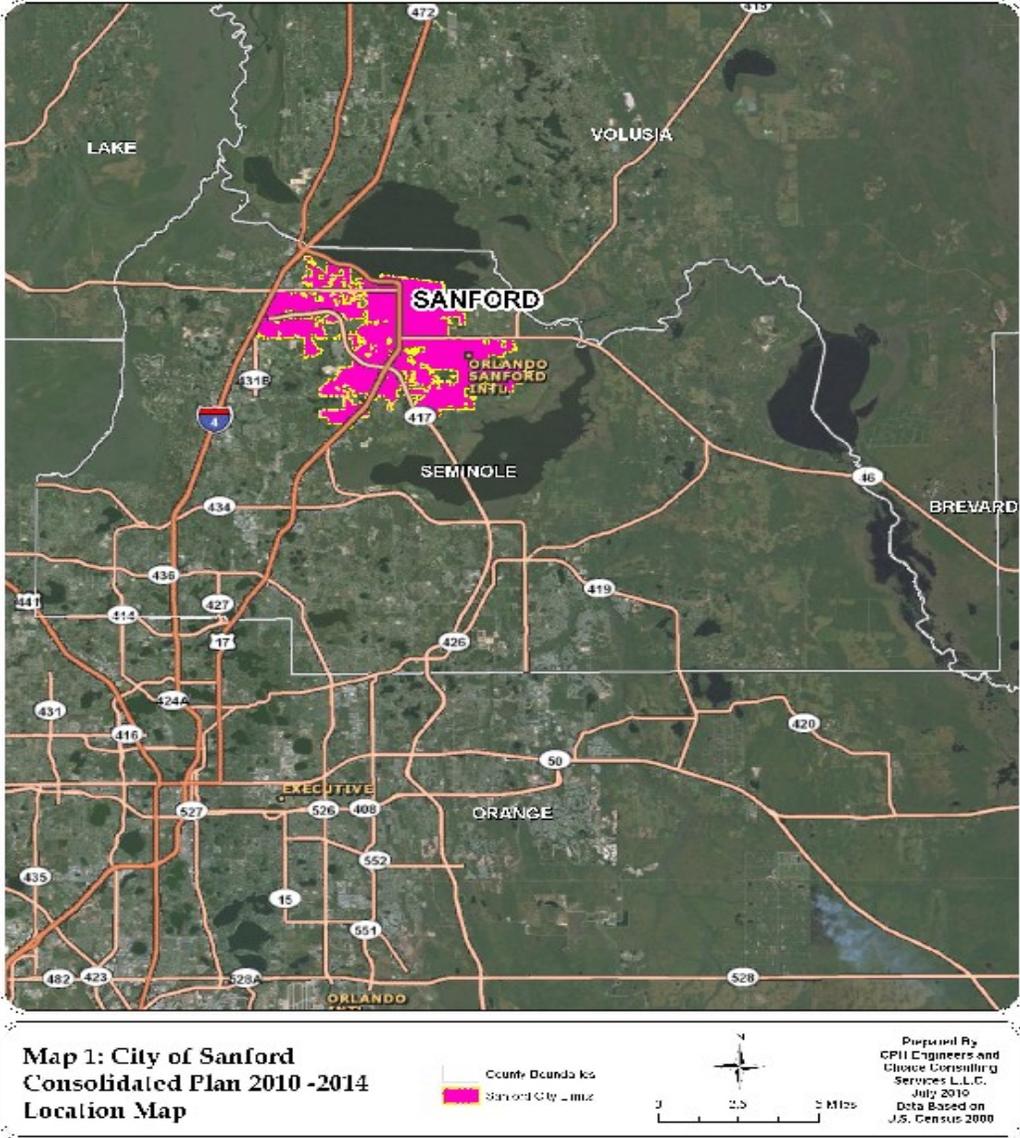
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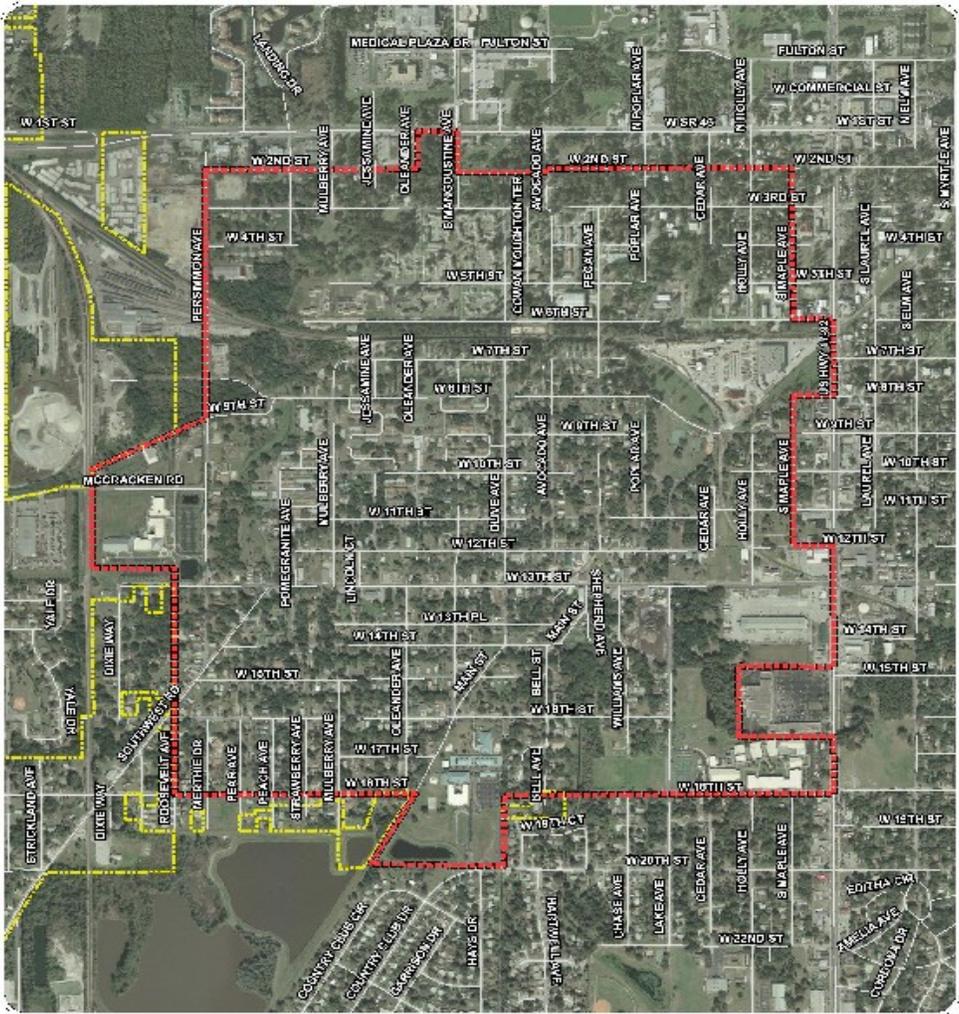
**GENERAL**

**EXECUTIVE SUMMARY**

*The Executive Summary is required. The Summary must include the objectives and outcomes identified in the plan and an evaluation of past performance.*

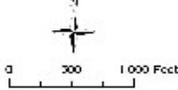
3-5 Year Strategic Plan Executive Summary:





**Map 3: City of Sanford  
 Consolidated Plan 2010-2014  
 Goldsboro CDBG Target Area**

 Goldsboro CDBG Target Area  
 Sanford City Limits



Prepared By  
 CPII Engineers and  
 Choice Consulting  
 Services L.L.C.  
 July 2010  
 Data Based on  
 J.S. Census 2000



Historically, since 1986 Sanford citizens have benefited from the partnership with Seminole County Government as a municipal jurisdiction member of its Urban County Agreement with the Department of Housing & Urban Development (US HUD) for Community Development Block Grant Program funding opportunities. During this twenty-four (24) year period, many projects have been completed to assist Sanford’s low and moderate income citizens in realizing a higher more satisfactory quality of life.

For FY 2010/11 however, the federal government established the City of Sanford as a community entitled to receive Community Development Block Grant (CDBG) Program funds with a qualifying population of 53,100<sup>1</sup>. As a recipient of these federal funds, the City is required to prepare a Five-Year Consolidated Strategic Plan and an Annual Action Plan to direct the use of these funds. The City has therefore prepared their first Five Year Consolidated Plan for 2010-2014 and its FY 2010-2011 Annual Action Plan.

For Program Year (PY) 2010 (October 1, 2010 through September 30, 2011) the U.S. Department of Housing & Urban Development (HUD) has allocated \$485,388 in Community Development Block Grant funds to the City of Sanford, Florida.

The designation as an entitlement community for the City of Sanford brings closure to its role as a participating member of Seminole County's Community Development Program and a new beginning for Sanford to formulate its own local goals and objectives for community development and improvement.

***Format***

The City's Five Year Strategy follows the HUD required regulations in question and answer format. It is designed to provide greater understanding of the planning process involved as well as provide a rationale for its conclusions with respect to the City's community development and affordable housing needs.

***Lead Agency:***

The City of Sanford Community Improvement Department will act as lead agency for the development and implementation of the 2010-2014 Consolidated Plan and 2010-2011 Action Plan as approved by Sanford's City Commission on August 9, 2010.

***Consolidated Plan Process:***

By addendum to this submission, the city has adopted a Citizen Participation Plan and Residential Anti-displacement and Relocation Plan that meet HUD requirements.

As a first year CDBG entitlement participant, the goal of the 2010-2014 Consolidated Plan is the establishment of a unified vision for community development and affordable housing needs; strengthening partnerships among all levels of government and the private sector, consider both for-profit and non-profit organizations while meeting the needs of low and moderate income citizens.

The intent of the strategic planning process was to provide opportunities for setting local priority needs; objectives and outcomes through a coordinated effort including extensive citizen participation, outreach and interagency involvement.

The development of the City of Sanford's Five-Year (2010-2014) Consolidated Plan, provides an action course for revitalization. It builds on local assets and coordinates a response to the identified needs of Sanford's low income communities. This process serves to integrate

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<sup>1</sup> Shimberg Center for Housing Studies, 2007

economic, environmental, physical community development and housing needs, set priorities, and develop measureable strategies for meeting those needs and determining final outcomes.

In essence, the City of Sanford's Consolidated Plan describes in detail, the City's priority community development and housing needs eligible for assistance under the CDBG program, including an assessment of the housing, homeless, public facilities, infrastructure improvements, public services, accessibility, economic development, and planning needs.

The Plan further states the City's long-term and short-term community development objectives and describes the manner in which they address the national objectives of the CDBG Program.

**Consultations:**

Consultations and Outreach included the following:

- Public hearings
- Discussions with Interagency city staff, neighborhood forums, and county staff personnel
- Special studies (needs assessment surveys)
- Review of prior planning documents
- Local and Regional non-profit and for profit organizations

Public Meetings were held to inform the public of funding availability, and solicit information through the use of survey tools in determining local needs and assessment. The first public hearing was held on June 3, 2010 at 7:00 PM at Sanford, City Hall.

This plan has also drawn information from a number of other plans, documents, and web sites in order to coordinate and collate data gathering in support of developing local program goals and the allocation of CDBG funding. These include: the Housing Element of the City of Sanford's 2009 updated Comprehensive Plan, the Community Redevelopment Agency's collaborated Master Redevelopment Plan, East Central Florida Regional Planning Council resources, Regional Continuum of Care and , the 1990 and 2000 Census of Population and Housing Data, the Florida Housing Finance Corporation, and University of Florida's Shimberg Center for Housing Studies.

**General Rationale for Allocating Investments:**

- Community Development

The City will prioritize the use of these funds to complete revitalization of its low income neighborhoods. Capital Projects begun utilizing CDBG funds allocated to the city by Seminole County will continue to be a priority now that the City has been granted entitlement status.

- Slum/Blight

The city will continue to allocate the use of CDBG funds to remove unsafe, dilapidated and unsightly structures from low income neighborhoods.

- **Housing**  
Cost burdened families making less than 50% of median income will continue to receive priority from Seminole County's affordable rental/owner programs.
- **Homeless**  
Seminole County and its city jurisdictions support the Homeless priorities as developed by the Orlando Region Continuum of Care and its Homeless Services Network. The priorities continue to focus on homeless prevention, families with children, and the development of transitional housing opportunities. This program operates county-wide.

**Overall Priorities**

Successful community development programs traditionally focus on three key areas:

- Livable Communities;
- Economic and Individual Self-Sufficiency,
- Affordable Housing.

**Livable Communities**

Creating livable communities will require that the City address the physical improvement needs of its low-income target area, and develop a multi-year plan to improve the area on a systematic basis.

**Affordable Housing**

The City has identified the following 5-Year Housing Priorities and Objectives:

**Housing Priorities:**

- Maintain the existing housing stock through effective and continued code enforcement.
- Identify possible vacant lots or properties where demolished vacant or dilapidated housing structures have been removed for use as potential affordable housing.
- Provide housing rehabilitation for owner-occupied housing units.
- Provide assistance through the Federal Low Income Home Energy Assistance Program (LIHEAP).

**Housing Objectives:**

- Bring 10 units up to applicable codes.
- Identify 4 vacant lots as potential affordable housing opportunities
- Rehabilitate 5 housing units.<sup>2</sup>
- LIHEAP funds will serve approximately 3,160 clients in the program this year at a total cost of \$1,150,825.00

**Homeless Needs**

The City of Sanford has limited funding for social services; however, it may set aside funding from the CDBG Program, as funding is available. Contact is maintained with the Homeless Services Network (HSN) to assess the need of addressing the problem of homelessness in

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<sup>2</sup> Subject of County SHIP availability

Sanford.

Considering the City's extremely limited resources, including a relatively small CDBG allocation, the City has limited options in treating the homeless problem. Financial participation with HSN will assist in treating the problem to some degree.

The City uses the Homeless Services Network of Central Florida to assess the problems of homelessness in Sanford and to provide what limited resources it can to address those problems.

The City has identified the following 5-Year Homeless Priorities and Objectives:

**Homeless Objectives:**

- To support the regional Orlando, Orange, Osceola, Seminole Continuum of Care and to sustain the Homeless Services Network of Central Florida as funds become available.
- The City will continue to make referrals to the Homeless Services Network of Central Florida

**Homeless Priorities:**

The Continuum's highest priorities are ending chronic homelessness, housing families with children, and providing shelters and transitional housing.

The largest Homeless Shelter in Seminole County (Rescue Outreach Mission of Sanford, Inc.) is located within Sanford's Goldsboro target area and has a men's shelter, and a women's and children's shelter.

**Community Development**

Through the Consolidated Plan process, needs have been recognized for the CDBG program. These needs include infrastructure improvements, public facilities and code enforcement activities in the City's low/moderate income target areas. Due to the older nature of the target areas, public facilities, infrastructure, and housing are somewhat deteriorated. The need for the demolition of unsafe structures and the potential purchase of buildable lots for affordable housing providers was also identified during the evaluation process.

The City has identified the following 5-Year Community Development Priorities and Objectives:

**Community Development Priorities:**

- Rehabilitate and upgrade the infrastructure in the low/mod target areas.
- Make improvements to or develop new public facilities.
- Provide public services to low and moderate income residents.
- Provide for the demolition and clearance of unsafe, vacant, and dilapidated structures.
- Design and install sidewalks in target areas and low income service areas

**Community Development Objectives:**

- Rehabilitate two streets and/or accompanying storm-water drainage facilities to eliminate deteriorating streets and flooding instances.
- Design and install 600 linear feet of sidewalks in target areas and low income service areas.
- Improve public facilities.
- Provide public services to at least 400 low/mod persons.

- Demolish and clear at least 15 unsafe, vacant, and/or dilapidated structures on a citywide basis to eliminate spot blight.

**Anti-Poverty Strategy**

The Anti-Poverty Strategy is an effort to reduce the number of people earning low- to moderate-income wages and/or at risk of homelessness. This Strategy describes community activities to reduce the number of poverty level families and households in Sanford through the efforts of Habitat for Humanity in Seminole County, and the Homeless Services Network of Central Florida programs.

**Non-Homeless Special Needs**

The subpopulations identified with a high priority level are the female head of households, elderly, the frail elderly, and the physically disabled. To help that need, Sanford is allocating public services as follows:

Public Services for Employment and Training	\$ 31,450
Public Services for Seniors and for Youth	\$ 40,061

*Facilities available to meet non-homeless needs include:*

- Central Florida Family Center which provides medical services for local and Seminole County residents.
- The Grove Counseling Center, Inc. is located in Sanford and provides Alcohol & Drug Counseling.
- The Central Florida Dream Center which provides programs for youth, adults and families to equip and empower them to achieve self sufficiency to become contributing members of society.
- Meals on Wheels, Etc. This organization housed in Sanford, provides transportation, home delivered meals, neighborhood dining, chore and home repairs, homemaking, as well as administration of the weatherization assistance program in Seminole County.

**Evaluation of Past Performance**

Over the years, the City of Sanford’s low and moderate income residents have benefited tremendously from the City’s participation in the Seminole County CDBG program through improved infrastructure and housing, updated public facilities, and expanded public services. In general, the quality of living has been greatly enhanced because of the new and improved water and sewer lines; enhanced stormwater drainage; and new curbs, sidewalks and street lights that were funded by way of CDBG funds.

During the past ten years the City of Sanford has successfully completed thirteen projects utilizing approximately \$3.8 million of Seminole County CDBG funding. These projects have ranged from several hundred thousand dollars to over \$2 million dollars. Also, these projects have been phased and spanned from one to several years from implementation to completion.

The following is a partial list of recently completed or currently in the process of completing CDBG projects:

**2009-2010 Georgetown Stormwater Drainage Improvements**

CDBG Funding	Leverage Funding	Total Project Budget
\$676,000.00	\$195,200.00	\$871,200.00

Budget

**Activities:**

To rehabilitate and enhance the stormwater drainage system to include enclosing ditches in the Georgetown community (target area) within the City of Sanford. The project is currently in progress and scheduled for completion by May 31, 2011.

**2007-08 and 2008-09 Westside Community Center Expansion**

CDBG Funding	Leverage Funding	Total Project Budget
\$1,000,000.00	\$1,500,000.00	\$2,500,000.00

Budget

**Activity:**

The

activity was funded from two CDGB allocations (\$700,000 from the 2007-08 program year and \$300,000 from the 2008-09 program year). The scope of work at the facility included expansion of the building, refurbishing the outside recreation area, expanding and paving the parking lot and enhancing the landscape. The construction on the project began in August of 2008 and was completed in June 2009 as scheduled. The new facility offers a full spectrum of activities for the low and moderate income residents of the Goldsboro community (target area). These services range from day activities for pre-schoolers to social activities for senior citizens.

**Cloud Branch Drainage Improvements**

CDBG Funding	Leverage Funding	Total Project Budget
\$530,000.00	\$0.	\$530,000.00

Budget

**Activity:** To install 1.13 miles of new Stormwater drainage pipes and road improvements to the Cloud Branch Outfall Canal that runs through the Goldsboro section of the City of Sanford to address longstanding flooding problems. This was phase one of a multifaceted project that is still in progress. The CDBG Cloud Branch phase one project was completed in March 2007, six (6) months ahead of schedule.

In summary, the overall experience of the City of Sanford managing CDBG projects has been excellent.

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### ***3-5 Year Strategic Plan***

*Due every three, four, or five years (length of period is at the grantee's discretion) no less than 45 days prior to the start of the grantee's program year start date. HUD does not accept plans between August 15 and November 15.*

## **Managing the Process**

### **CONSULTATION 91.200(B)**

*Identify the lead agency or entity for overseeing the development of the plan and the major public and private agencies responsible for administering programs covered by the consolidated plan.*

#### **Lead agency**

The City of Sanford Community Improvement Department is the lead organization in the development of the Consolidated Plan and will operate and administer the CDBG program.

*Identify agencies, groups, and organizations that participated in the process. This should reflect consultation requirements regarding the following:*

- **General §91.100 (a)(1)** - Consult with public and private agencies that provide health services, social and fair housing services (including those focusing on services to children, elderly persons, persons with disabilities, persons with HIV/AIDS and their families, homeless persons) during the preparation of the plan.
- **Homeless strategy §91.100 (a)(2)** – Consult with public and private agencies that provide assisted housing, health services, and social services to determine what resources are available to address the needs of any persons that are chronically homeless.
- **Lead lead-based paint hazards §91.100 (a)(3)** – Consult with State or local health and child welfare agencies and examine existing data related to lead-based paint hazards and poisonings.
- **Adjacent governments §91.100 (a)(4)** -- Notify adjacent governments regarding priority non-housing community development needs.
- **Metropolitan planning §91.100 (a)(5)** -- Consult with adjacent units of general local government, including local government agencies with metropolitan-wide planning responsibilities, particularly for problems and solutions that go beyond a single jurisdiction, i.e. transportation, workforce development, economic development, etc.
- **HOPWA §91.100 (b)** -- Largest city in EMSA consult broadly to develop metropolitan-wide strategy for addressing needs of persons with HIV/AIDS and their families.
- **Public housing §91.100 (c)** -- Consult with the local public housing agency concerning public housing needs, planned programs, and activities.

#### **Institutional Structure:**

The Consolidated Plan is prepared and implemented by the City's Community Improvement Department. This office is responsible for the implementation of CDBG funds. The CD staff includes personnel who implement some activities directly, and work with and through sub-recipients on other activities. Public and Housing Service providers working closely with City officials include:

- Habitat for Humanity in Seminole County,
- Golden Rule Housing & Community Development Corporation (specializing in Affordable Housing for lower income people),
- Rescue Outreach Mission (men's shelter and women's and children's homeless shelter),
- Housing Authority of the City of Sanford (public housing),
- Brothers Keepers, Inc. (a substance abuse non-profit service organization),
- Recovery House of Sanford (transitional housing for men recovering from alcohol and drug addiction),
- The Center for Affordable Housing (non-profit CHDO of Seminole County).and
- Longstanding, community focused and successful.

### **Consultations**

Consultations and Outreach included the following:

- Public hearings,
- Discussions with Interagency city staff, neighborhood forums, and county staff personnel,
- Special studies (needs assessment surveys),
- Review of prior planning documents, and
- Non-profit and for profit organizations.

Public Meetings were held to inform the public of anticipated CDBG funding and solicit information through the use of survey tools in determining local needs and assessment. The first public hearing was held on June 3, 2010 at 7:00 PM at Sanford, City Hall. The public hearing was attended by local citizens and the following non-profit organizations:

- Golden Rule Housing & Community Development Corporation (specializing in Affordable Housing for lower income people).
- Rescue Outreach Mission (men's shelter and women's and children's homeless shelter).
- Housing Authority of the City of Sanford (public housing).
- Brothers Keepers, Inc. (substance abuse non-profit service organization).
- Recovery House of Sanford (transitional housing for men recovering from alcohol and drug addiction).
- The Center for Affordable Housing (non-profit CHDO of Seminole County).

This plan has also drawn information from a number of other plans, documents, and web sites in order to coordinate and collate data gathering in support of developing local program goals and the allocation of CDBG funding. These include: the Housing Element of the City of Sanford's 2009 updated Comprehensive Plan, the Community Redevelopment Agency's collaborated Master

Redevelopment Plan, East Central Florida Regional Planning Council resources, Regional Continuum of Care and , the 1990 and 2000 Census of Population and Housing Data, the Florida Housing Finance Corporation, and University of Florida's Shimberg Center for Housing Studies.

## **CITIZEN PARTICIPATION 91.200 (B)**

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*Based on the jurisdiction's current citizen participation plan, provide a summary of the citizen participation process used in the development of the consolidated plan. Include a description of actions taken to encourage participation of all its residents:, including the following:*

- *low- and moderate-income residents where housing and community development funds may be spent;*
- *minorities and non-English speaking persons, as well as persons with disabilities;*
- *local and regional institutions and other organizations (including businesses, developers, community and faith-based organizations);*
- *residents of public and assisted housing developments and recipients of tenant-based assistance;*
- *residents of targeted revitalization areas.*

### **Citizen participation and plan development process**

The City of Sanford has identified and contacted and collaborated with local and regional non-profit organizations offering services such as; health services, social and fair housing service agencies, including those focusing on services to children, elderly persons, persons with disabilities, persons with HIV/AIDS and their families, homeless and chronically homeless persons. In addition the city will coordinate its service delivery programs with regional private and governmental health, mental health, and service agencies.

*Provide a description of the process used to allow citizens to review and submit comments on the proposed consolidated plan, including how the plan (or a summary of the plan) was published for review; the dates, times and locations of a public hearing, or hearings; when and how notice was provided to citizens of the hearing(s); the dates of the 30 day citizen comment period, and if technical assistance was provided to groups developing proposals for funding assistance under the consolidated plan and how this assistance was provided.*

### **Efforts made to broaden the process**

The City, through its ongoing public participation/consultation process, continually seeks to broaden this process by involving new or incipient nonprofit organizations in its various programs and by continuing its efforts to provide information to residents. Members of the local city commission played an important role in encouraging a "well attended" public hearing.

- Public hearings were held in the Commission Chambers at Sanford City Hall on June 3, 2010 and June 29, 2010.

- On July 15, 2010 a Public Hearing was held in the Commission Chambers of Sanford City Hall to receive public comment on the proposed Consolidated Plan and Action Plan.
- The City Commission approved the plans on August 9, 2010 for submission to the U.S. Department of Housing and Urban Development.

<b><i>Program Goals for Public Hearings</i></b>	<b><i>Public Hearings</i></b>
Announcement of funding availability	June 3, 2010
Conduct needs survey	June 3, 2010
Gather public input	June 3, 2010 June 29, 2010
Development of program priorities	June 3, 2010 June 29, 2010
Receive comments concerning draft documents during public comment period	July 15, 2020
Final Commission Approval	August 9, 2010

As previously mentioned, this process included holding three public hearings during which the community input was sought through the use of survey tools to solicit community needs and priorities; review the proposed program goals and objectives, make available technical assistance; advertise the availability of funds; and provide a thirty-day public comment period of the Draft Five-Year Consolidated Plan and respective One-Year Action Plan documents. Residents and local and regional agencies were encouraged to attend the aforementioned public hearings and were notified in the following manner:

Excellent attendance at the city’s first public hearing which was held on June 3, 2010 at 7:00 PM at Sanford, City Hall brought community advocates, residents of the city and Seminole County, as well as regional and local service agencies together in one room. The following non-profit organizations were represented:

- Golden Rule Housing & Community Development Corporation (specializing in Affordable Housing for lower income people).
- Rescue Outreach Mission (men’s shelter and women’s and children’s homeless shelter).
- Housing Authority of the City of Sanford (public housing).
- Brothers Keepers, Inc. (a substance abuse non-profit service organization).
- Recovery House of Sanford (transitional housing for men recovering from alcohol and drug addiction).
- The Center for Affordable Housing (non-profit CHDO of Seminole County).
-

This plan has also drawn information from a number of other plans, documents, and web sites in order to coordinate and collate data gathering in support of developing local program goals and the allocation of CDBG funding. These include: the Housing Element of the City of Sanford's 2009 updated Comprehensive Plan, the Community Redevelopment Agency's collaborated Master Redevelopment Plan, East Central Florida Regional Planning Council resources, Regional Continuum of Care and , the 1990 and 2000 Census of Population and Housing Data, the Florida Housing Finance Corporation, and University of Florida's Shimberg Center for Housing Studies.

Additionally as part of this process, Sanford adopted a Citizen Participation Plan which is in Appendix A and a Residential Antidisplacement and Relocation Plan which is in Appendix B.

The publication of the proposed Five-Year Consolidated Plan and One-Year Action Plan for a 30-day public comment period started on July 6, 2010 and ended August 4, 2010.

Summary of citizen comments received  
See Appendix C.

## **HOUSING AND HOMELESS NEEDS**

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### **HOUSING NEEDS                      91.205**

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***\*If not using the CPMP Tool: Complete and submit CHAS Table from:***

<http://socds.huduser.org/scripts/odbic.exe/chas/index.htm>

***\*If using the CPMP Tool: Complete and submit the Needs/Housing Table***

*In this narrative, describe the estimated housing needs projected for the next five year period for the following categories of persons: extremely low-income, low-income, moderate-income, and middle-income families, renters and owners, elderly persons, persons with disabilities, including persons with HIV/AIDS and their families, single persons, large families, public housing residents, victims of domestic violence, families on the public housing and section 8 tenant-based waiting list, and discuss specific housing problems, including: cost-burden, severe cost- burden, substandard housing, and overcrowding (especially large families) and substandard conditions being experienced by extremely low-income, low-income, moderate-income, and middle-income renters and owners compare to the jurisdiction as a whole The jurisdiction must define the terms "standard condition" and "substandard condition but suitable for rehabilitation."*

(Chas table insert)

**See the attached table and accompanying narrative**

**SOCDS CHAS Data: Housing Problems Output for All Households**



**Definitions:**

Any housing problems: cost burden greater than 30% of income and/or overcrowding and/or without complete kitchen or plumbing facilities. Other housing problems: overcrowding (1.01 or more persons per room) and/or without complete kitchen or plumbing facilities. Elderly households: 1 or 2 person household, either person 62 years old or older. Renter: Data do not include renters living on boats, RVs or vans. This excludes approximately 25,000 households nationwide. Cost Burden: Cost burden is the fraction of a household's total gross income spent on housing costs. For renters, housing costs include rent paid by the tenant plus utilities. For owners, housing costs include mortgage payment, taxes, insurance, and utilities.

Source: [Tables F5A, F5B, F5C, F5D](#)

Source of CHAS: <http://socds.huduser.org/scripts/odbic.exe/chas/index.htm>

According to the above table, 32.9% of households in Sanford are cost-burdened with (housing costs over 30% of income), and 12.9 % severely cost-burdened with (housing costs over 50% of income). Both percentages are slightly higher with renters than with owners.

Both extremely low (with incomes not exceeding 30% of the area median income) and low income households (with incomes not exceeding 50% of the median income) are at high risk. These income groups are often “one paycheck away from homelessness,” and any costly happenstance (a major car repair, an emergency room visit, a drastic rise in the cost of fuel, etc.), has a much higher impact on these income groups than on others.

**Households by Homeowner/Renter Status and Cost Burden, Sanford, 2007**

	Amount of Income Paid for Housing		
	0-30%	30-50%	50% or more
Owner	8707	1507	792
Renter	5758	1908	1390

Source Data: Shimberg Center for Affordable Housing

**PROJECTED INCREASE IN COST-BURDENED HOUSEHOLDS**

Another table that might be useful in planning is the projected increase in severely cost-burdened, low-income households over multi-year periods. Governments could plan to seek construction of units to meet this growth in low-income households that would be unable to afford housing without assistance. While this would not address the existing need, it would keep the affordable housing shortage from worsening.

Growth in severely cost burdened (50%+) households with income less than 80% AMI by tenure and income level

		Tenure: Owner					Total
Place	Household Income as % of AMI	2007-2010	2010-2015	2015-2020	2020-2025	2025-2030	
Sanford	0-30% AMI	14	41	45	50	48	198
Sanford	30.1-50% AMI	13	44	48	54	53	212
Sanford	50.1-80% AMI	9	24	27	29	27	116

Sanford	Total	36	109	120	133	128	526
Sanford	Total below 80% AMI	36	109	120	133	128	526

Growth in severely cost burdened (50%+) households with income less than 80% AMI by tenure and income level

**Tenure: Renter**

Place	Household Income as % of AMI	2007-2010	2010-2015	2015-2020	2020-2025	2025-2030	Total
Sanford	0-30% AMI	46	113	113	123	120	515
Sanford	30.1-50% AMI	23	73	74	89	87	346
Sanford	50.1-80% AMI	5	14	17	20	18	74
Sanford	Total	74	200	204	232	225	935
Sanford	Total below 80% AMI	74	200	204	232	225	935

Source Date: Shimberg Center for Affordable Housing

The above tables illustrate that the housing cost burden for renters is 69.7% higher than the cost burden for owners. This underscores the need for additional Section 8 vouchers and more affordable rental housing units with the City of Sanford.

Substandard Housing for the City of Sanford

Housing units are considered to be substandard if they are overcrowded, do not have heat, or lack complete kitchens or plumbing. In 2000,

- 919 housing units (6.5% of all units) in Sanford were overcrowded, meaning that they housed more than one person per room, compared to a statewide percentage of 6.5%.
- 116 units (0.8%) in Sanford did not use home heating fuel, compared to a statewide percentage of 1.8%.
- 91 units (0.6%) in Sanford lacked complete kitchen facilities, compared to a statewide percentage of 0.5%.
- 65 units (0.4%) in Sanford lacked complete plumbing facilities, compared to a statewide percentage of 0.4%.

Source data: [flhousingdata.shimberg](http://flhousingdata.shimberg)

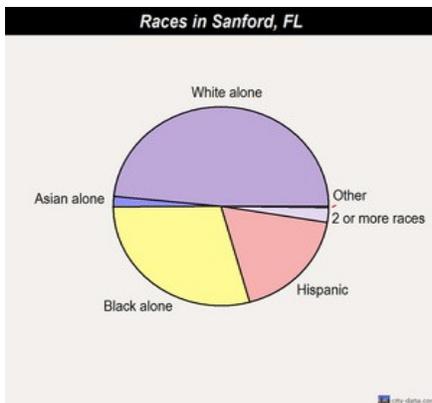
*To the extent that any racial or ethnic group has a disproportionately greater need for any income category in comparison to the needs of that category as a whole, the jurisdiction must provide an assessment of that specific need. For this purpose, disproportionately greater need exists when the percentage 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 Goldsboro and Georgetown communities contain the largest concentration of low income citizens in the City of Sanford as such these two communities have been designated as the target areas of Sanford. They are also the areas of the City that contain the largest area of African-American population.

### **Racial Disproportion**

Correlating the high percentage of African Americans and Hispanics in Sanford (over 42.5 %) of the population combined) with the even higher percentage in the target areas, it is apparent that these ethnic groups experience a much greater need for affordable housing than non-minorities. This, of course, is typical throughout the southern and western United States. However, no definitive statistical data is available.



### **HOMELESS NEEDS 91.205 (c)**

*\*Refer to the Homeless Needs Table 1A or the CPMP Tool's Needs.xls workbook*  
The City recognizes the seriousness of homelessness in the City. With limited CDBG funds available to the City to pursue its own needs, priorities, objectives and goals, the City does not have the CDBG financial capability to address homeless needs. However, the City will always remain alert to partnership possibilities or the seeking of funding whenever those partners and funds might be available.

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The following Homeless Programs are presently funded and are active projects/activities within in Seminole County but most importantly in Sanford: The Supportive Housing Program (delivered by the Homeless Services Network of Central Florida through the

Continuum of Care), [The Shelter Plus Care Program](#) (through Seminole County), [The Emergency Shelter Grant Program](#) (through Seminole County) and [Housing Opportunities for Persons with AIDS](#) (through the City of Orlando (designated as program administrator for all residents in Seminole County, Orange County, Osceola County, and the City of Orlando).

Other federal partners that also provide homeless assistance include: the [Department of Health and Human Services](#), the [Department of Education](#), the [Department of Labor](#), the [Department of Veterans Affairs](#), the [Department of Agriculture](#), and the [Interagency Council on Homelessness](#)

*Homeless Needs— The jurisdiction must provide a concise summary of the nature and extent of homelessness in the jurisdiction, (including rural homelessness and chronic homelessness where applicable), addressing separately the need for facilities and services for homeless persons and homeless families with children, both sheltered and unsheltered, and homeless subpopulations, in accordance with Table 1A. The summary must include the characteristics and needs of low-income individuals and children, (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered.*

**Table 1A  
Homeless and Special Needs Populations**

**Continuum of Care: Housing Gap Analysis Chart**

	Current Inventory	Under Development	Unmet Need/ Gap
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. Number of Persons in Families with Children **Individuals**

Example	Emergency Shelter	100	40	26
<b>Beds</b>	Emergency Shelter	824		350
	Transitional Housing	675		573
	Permanent Supportive Housing	615		700
	Total	2,175		1,623

**Persons in Families With Children**

<b>Beds</b>	Emergency Shelter	383		450
	Transitional Housing	736		587
	Permanent Supportive Housing	84		100
	Total	1,203		1,137

**Continuum of Care: Homeless Population and Subpopulations Chart**

PART 1: HOMELESS POPULATION	SHELTERED		UNSHELTERED	TOTAL
	EMERGENCY	TRANSITIONAL		
Number of Families with Children (Family Households):	184	196	194	574
1. Number of Persons in Families with Children	552	590	582	1,724
2. NUMBER OF PERSONS IN FAMILIES WITHOUT CHILDREN	704	608	934	2,246
<b>(Add Lines Numbered 1 &amp; 2 Total Persons)</b>	1,256	1,198	1,516	3,970
Part 2: Homeless Subpopulations	Sheltered		Unsheltered	TOTAL
a. Chronically Homeless	603		934	1,537
b. Seriously Mentally Ill	272			
c. Chronic Substance Abuse	325			
d. Veterans	225			
e. Persons with HIV/AIDS	73			
f. Victims of Domestic Violence	221			
g. Unaccompanied Youth (Under 18)	25			

*Please note: The numbers reflect the area serviced by Orlando Continuum of Care, which establishes regional priorities; they are not broken down by city. The information included in this section is for the three-county area (Orange, Osceola and Seminole) served by the Homeless Services Network.*

**NON-HOMELESS SPECIAL NEEDS 91.205 (d) INCLUDING HOPWA**

*\*Please also refer to the Non-homeless Special Needs Tables 1A & 1B or, in the CPMP Tool, the Needs.xls workbook.*

*Estimate, to the extent practicable, the number of persons in various subpopulations that are not homeless but may require housing or supportive services, including the elderly, frail elderly, persons with disabilities (mental, physical, developmental, persons with HIV/AIDS and their families), persons with alcohol or other drug addiction, victims of domestic violence, public housing residents, and any other categories the jurisdiction may specify and describe their supportive housing needs. The jurisdiction can use the Non-Homeless Special Needs Table (Table 1B or Needs.xls in CPMP Tool) of their Consolidated Plan to help identify these needs.*

*\*Note: HOPWA recipients must identify the size and characteristics of the population with HIV/AIDS and their families that will be served in the metropolitan area.*

**Table 1B**

SPECIAL NEEDS SUBPOPULATIONS	Priority Need Level High, Medium, Low,	Unmet Need	Dollars to Address Unmet Need	Multi-Year Goals	Annual Goals

	No Such Need			
Elderly	H		\$1 Million +	100
Frail Elderly	H		\$500,000 +	Same as above
Severe Mental Illness	L		\$1Million +	0
Developmentally Disabled	L		\$500,000 +	0
Physically Disabled	H		\$1 Million +	0
Persons w/ Alcohol/Other Drug Addictions	L		\$1Million +	0
Persons w/HIV/AIDS	L		\$500,00 +	0
Victims of Domestic Violence				
Other				
<b>TOTAL</b>			<b>\$5,500,000 +</b>	

*Elderly*      *Elderly population estimates for Seminole County are expected to increase by 12.1% by the year 2015. Elderly households over 80+ years of age most likely contain one member considered to be frail elderly.*

• **Physically Disabled**

The Shimberg Center estimates the current number of Physically Disabled homeowners at 9,645, with 3,735 of them needing housing assistance. Surprisingly, there are twice as many owners as renters in this category in need of assistance. The number of disabled renters is estimated at 2,855, with 1,940 of them in need of housing assistance.

- Handicapped accessible housing improvements therefore may be a significant need. Other needs of the physically disabled are generally transportation and medical and social-skills services for the seriously disabled.
- The Developmentally Disabled (including those shown as Severely Mentally Ill in the Subpopulation chart) require life-skills/employment training and often, psychiatric care. The State has found that the majority of this special needs population, if not hospitalized, lives with their families and that only a small number need supportive housing.

• **Housing to Serve Persons with HIV/Disabilities**

The City of Sanford is not a HOPWA recipient.

There is no official information available on the specific types of housing that is required to meet the needs of people with AIDS/disabilities. However, a significant portion of the City housing stock is comprised of single-family units, which are built at grade. This type of unit is most easily/economically retrofitted for special needs.

• **Other Subpopulations**

Any categories of special needs that are not included in this section did not have accurate, useable counts for the County.

*Please note-Source: Seminole County*

## **Lead-based Paint 91.205 (e)**

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*Estimate the number of housing units\* that contain lead-based paint hazards, as defined in section 1004 of the Residential Lead-Based Paint Hazard Reduction Act of 1992, and are occupied by extremely low-income, low-income, and moderate-income families.*

The Seminole County Health Department has no tracking process for lead-based paint. It is estimated that approximately 36 % (or) 8,635 of the housing units in Sanford were built prior to 1978. Although it is possible that a majority of these contain residual lead-based paint, many have undoubtedly been repainted many times over, and have therefore have encapsulated any lead-based paint.

The overall goal of the City is to reduce or eliminate lead-based paint hazards and prevent childhood lead poisoning. This will be accomplished through a coordinated effort of public and private sectors. All housing proposed for rehabilitation is screened by the year built to determine possible LBP hazard. The owner is given the EPA Fact Sheet - *Identifying Lead Hazards in Your Home* and the EPA publication - *Protect Your Family From Lead In Your Home*. During the feasibility inspection, if the inspector identifies a potential LBP problem, he notifies the owner and may test the suspect area with a swab or take a sample to be processed through the County Health Department.

In every program where federal funds are expended on a housing unit, the City incorporates the current procedures for hazard reduction or LBP abatement guidelines as defined in 24 CFR Part 35.

### **Actions proposed or being taken to evaluate and reduce lead-based paint hazards**

Due to funding limitations, the City, in conjunction with Seminole County occasionally funds and subsidizes city based affordable housing development. This is accomplished through the encouragement and development of new affordable units, or the rehabilitation of existing units built after 1977, as opposed to rehabilitating pre-1978 units, both for renters and homebuyers, in order to increase the inventory of lead-free housing units. However, since the City and or Seminole County also accepts and occasionally funds proposals to renovate existing housing units (sometimes built prior to 1978), all housing units built prior to 1978 will be comprehensively tested for lead-based paint. If such units contain lead-based paint and are approved for funding, then they will be dealt with by encapsulating, abating, or clearing the lead-based paint. Housing units with chipped or peeling lead-based paint will be avoided to the extent feasible and possible, due to the anticipated expense, and owners of such units will be encouraged to eliminate any hazards. In all situations, the City will comply with Federal regulations (24 CFR 35) in dealing with lead-based paint in residential properties. Any treatment or abatement of lead-based paint will be funded by participating agencies, but closely monitored by the City and Seminole County.

## **Housing Market Analysis**

## **HOUSING MARKET ANALYSIS 91.210**

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Refer to the Housing Market Analysis Table in the Needs.xls workbook

*Based on information available to the jurisdiction, describe the significant characteristics of the housing market in terms of supply, demand, condition, and the cost of housing; the housing stock available to serve persons with disabilities; and to serve persons with HIV/AIDS and their families.*

### **Housing Market Characteristics**

Due to the recent (the past 30 months) high foreclosure rate in the general area, there is less of shortage of affordable housing in Sanford. While housing prices have plummeted during the recent economic downturn, the situation contributes to higher than normal un-/under-employment rate, along with a reluctance of local lenders to make mortgage loans to low/mod income households. Consequently, the lowering of housing valuations has negatively affected many local homeowners placing them in an upside down mortgage situation particularly if the homeowners refinanced or purchased their homes during the economic housing boom. In many cases, homeowners owe more than their property is currently valued at. Disabled persons, with extremely limited incomes, are less likely to purchase a home and, realistically, can hardly afford to rent affordably.

The vacancy rate is currently 4.4% for houses and apartments, in some part due to foreclosures. Since the foreclosure rate began escalating in early 2007, many of those units have been sitting vacant for some time, and have been undergoing deterioration. The majority of foreclosed units are in need of some degree of rehabilitation. Housing values in Sanford have depreciated 30% since the beginning of 2006, compared to the national average of 4.6% depreciation (as of April, 2009).

### **Affordable Housing Targeting**

With the recent loss of State Housing Initiatives Partnership (SHIP) funding the ability to fund affordable housing initiatives has severely hampered. Agencies such as Habitat for Humanity in Seminole County have unable to continue with their housing plans to construct new single family housing units. Therefore with available housing funds the emphasis is on persevering existing housing stock and rehabilitation. During the next five years in all likelihood the agencies producing affordable housing will once again begin production on a larger-scale.

### **Use of Funds (Affect on Housing Market)**

The federally funded City of Sanford Housing Authority provides substantial housing to low income residents. The Housing Authority of the City of Sanford has 480 units and 90 Section 8 Vouchers for a total of 570 units . This strength provides 480 units of affordable public housing to low income families plus vouchers.

The available extensive public housing works to significantly reduce rental unit cost within the city limits.

There is no direct city funding available for rental assistance, other than the Utility Assistance Program. Additional program supporting rental assistance are the Seminole County Housing Authority (outside the city located in Oviedo) and as previously mentioned the City of Sanford

Housing Authority Section 8 Programs

The City of Sanford receives no HOME Program funding.

Mean Sales Price: Single Family					
County	Place	Year of Sale [1]	Nominal Sales Price	Real Sales Price, 2009 Dollars	Number of Sales
Seminole County	Sanford	2008	169028	171541	585
Seminole County	Sanford	2007	209926	221166	886
Seminole County	Sanford	2006	230202	249386	1618
Seminole County	Sanford	2005	194859	217907	1864
Seminole County	Sanford	2004	148219	171366	1507
Seminole County	Sanford	2003	124945	148305	1005
Seminole County	Sanford	2002	105443	128009	649
Seminole County	Sanford	2001	98387	121399	726
Seminole County	Sanford	2000	93516	118606	819
Seminole County	Sanford	1999	82953	108745	667
Seminole County	Sanford	1998	77936	104425	539
Seminole County	Sanford	1997	74617	101536	452
Seminole County	Sanford	1996	70481	98108	407

**Notes:**

[1] The number of sales estimate for years 1990-1998 are partial sales for the year. See most recent [State of Florida Housing Report](#) for explanation.

\* -100 means less than 25 observations.

\* -200 means less than 2/3 of observations have valid entries for that year.

\* -300 means less than 2/3 of observations have valid square footage entries.

\* -400 means no observations.

**Sources:** County property appraiser tax rolls, compiled by Shimberg Center - Florida Housing Data Clearinghouse.

Mean Sales Price: Condominium					
County	Place	Year of Sale [1]	Nominal Sales Price	Real Sales Price, 2009 Dollars	Number of Sales
Seminole County	Sanford	2008	117115	118856	40
Seminole County	Sanford	2007	177193	186681	59
Seminole County	Sanford	2006	181018	196103	173
Seminole County	Sanford	2005	180681	202052	182
Seminole County	Sanford	2004	78614	90891	99
Seminole County	Sanford	2003	70246	83379	61
Seminole County	Sanford	2002	56532	68630	53
Seminole County	Sanford	2001	55268	68195	53
Seminole County	Sanford	2000	51328	65099	67
Seminole County	Sanford	1999	49968	65504	59
Seminole County	Sanford	1998	51382	68846	50
Seminole County	Sanford	1997	50476	68686	38
Seminole County	Sanford	1996	45713	63631	38

**Notes:**

[1] The number of sales estimate for years 1990-1998 are partial sales for the year. See most recent [State of Florida Housing Report](#) for explanation.

\* -100 means less than 25 observations.

\* -200 means less than 2/3 of observations have valid entries for that year.

\* -300 means less than 2/3 of observations have valid square footage entries.

\* -400 means no observations.

**Sources:** County property appraiser tax rolls, compiled by Shimberg Center - Florida Housing Data Clearinghouse.

The Shimberg Center estimates the current number of Physically Disabled homeowners at 9,645, with 3,735 of them needing housing assistance. Surprisingly, there are twice as many owners as renters in this category in need of assistance. The number of disabled renters is estimated at 2,855, with 1,940 of them in need of housing assistance.

*Provide an estimate; to the extent information is available, of the number of vacant or abandoned buildings and whether units in these buildings are suitable for rehabilitation.*

Below is a table consisting, of the number of vacant or abandoned buildings. There appears to be no information source available to determine whether these units are suitable for rehabilitation.

**2000 Housing Tenure Characteristics**

Characteristics	Units	Percentage
Owner Occupied	7,847	50.7
Renter Occupied	6,249	40.4
Vacant for Rent	447	2.9
Vacant for Sale	258	1.7
Vacant Rented or Sold, Not Occupied	122	0.8
Vacant Seasonal, Recreational or Occasional Use	197	1.3
Vacant for Migrant Workers	0	0.00
Other Vacant	361	2.3
Total Vacant	1,385	8.9
Total Occupied	14,096	91.1
Total Units	15,481	100.0

Source: Florida Clearinghouse 2000 and City of Sanford Comprehensive Plan Data, Inventory and Analysis Report November 2009

### **Public and Assisted Housing 91.210 (b)**

The City recognizes The Housing Authority of the City of Sanford, Florida (Authority) as an integral entity in the provision of affordable housing to the lower income population. With limited CDBG funds available to the City to pursue its own needs, priorities, objectives and goals, the City encourages the Authority to seek other methods/sources of funding such as federal, local and other in its search of ways to apply for and receive the financial resources necessary for the Authority to maintain its units and meet the goals established in its CIP.

HUD on June 17, 2010, awarded \$64,843,914.00 to public housing authorities in Florida. The funds will allow these agencies to make major capital improvements to their public housing units. This funding is part of \$2.3 billion HUD awarded to 3,131 agencies across the U.S, the District of Columbia, Puerto Rico, and the U.S. Virgin Islands. The funding is allocated through HUD's Capital Fund Program that provides annual funding to public housing authorities to develop, finance, and/or modernize the public housing in their communities. This funding can be used to make large-scale improvements such as new roofs and to make energy-efficient upgrades to replace old plumbing and electrical systems. Of the \$64,843,914 to public housing authorities in Florida, The Housing Authority of the City of Sanford, Florida will be receiving \$791,021

In cooperation with the public housing agency or agencies located within its boundaries, describe the needs of public housing, including

- the number of public housing units in the jurisdiction,
- the physical condition of such units,
- the restoration and revitalization needs of public housing projects within the jurisdiction,
- the number of families on public housing and tenant-based waiting lists and
- results from the Section 504 needs assessment of public housing projects located within its boundaries (i.e. assessment of needs of tenants and applicants on waiting list for accessible units as required by 24 CFR 8.25).

***Public housing delivery system***

There are two Housing Authorities located in Seminole County. They are: The Housing Authority of the City of Sanford and the Seminole County Housing Authority.

Both Public Housing Authorities (PHAs) in the County have both, public housing units and Section 8 vouchers. Until recently, both PHAs administered HOME TBRA for the County.

As required, both housing authorities have at least one public housing resident on their own Boards of Commissioners.

The Seminole County Housing Authority also has an advisory board made up of public housing residents, which meets quarterly to help in their strategic planning and in the development of their Annual Plan.

The Sanford Housing Authority has a resident advisory board that meets twice annually to advise on their Annual Plan, and they meet occasionally to advise their Board of Directors on the usage of their Capital Fund.

The Executive Directors of both PHAs were canvassed for their perspective on their housing and community development needs of Seminole County which also apply to the City of Sanford. Their respective expressed needs are depicted in the following table:

	<b>Sanford Housing Authority</b>	<b>Seminole County Housing Authority</b>
Current no. of Section 8 tenants	343	368
Households on Section 8 waiting list	42	480
Current no. of Public Housing units	480	30
Households on Public Housing waiting list	945	294
Est. need for additional rental assistance	300 Housing Choice Vouchers	\$3,000,000
Est. funding need for additional units	\$60,000,000	NA
Est. need for down payment assistance for Public Housing residents	19	2,500

Physical Needs Assessment

Capital Fund Financing Program/

Operating Fund Financing Program

U.S. Department of  
Housing  
and Urban  
Development  
Office of Public and  
Indian Housing

PNA Summary

HA Name *Housing Authority of Sanford*

Project Name	Project Number	Immediate Repairs	Years 1-5	Years 6-10	Years 11-15	Years 16-20	Total	Per Unit
Castle Brewer Court	FL29P016-001	\$ 15,056,500	\$ -	\$ -	\$ -	\$ -	\$ 15,056,500	\$ 120,452
William Clark Court	FL29P016-002	\$ 1,675,300	\$ -	\$ -	\$ -	\$ -	\$ 1,675,300	\$ 19,709
Edward Higgins Terrace	FL29P016-003	\$ 219,200	\$ -	\$ -	\$ -	\$ -	\$ 219,200	\$ 5,480
Cowan Moughton Terrace	FL29P016-004	\$ 60,500	\$ -	\$ -	\$ -	\$ -	\$ 60,500	\$ 2,017
Lake Monroe Terrace	FL29P016-005	\$ 87,500	\$ -	\$ -	\$ -	\$ -	\$ 87,500	\$ 875
Redding Gardens	FL29P016-006	\$ 1,008,200	\$ -	\$ -	\$ -	\$ -	\$ 1,008,200	\$ 10,082
<b>Totals</b>		\$ 18,107,200	\$ -	\$ -	\$ -	\$ -	\$ 18,107,200	\$ -
Category	Immediate Repairs	Years 1-5	Years 6-10	Years 11-15	Years 16-20	Total	Per Unit	
Site		\$ -	\$ -	\$ -	\$ -	\$ 3,225,700	\$ 6,720	
Common Buildings	\$ 400,000	\$ -	\$ -	\$ -	\$ -	\$ 400,000	\$ 833	
Unit Exteriors	\$ 4,025,200	\$ -	\$ -	\$ -	\$ -	\$ 4,025,200	\$ 8,386	
Unit Interiors	\$ 2,081,700	\$ -	\$ -	\$ -	\$ -	\$ 2,081,700	\$ 4,337	
Mechanical	\$ 2,369,600	\$ -	\$ -	\$ -	\$ -	\$ 2,369,600	\$ 4,937	
Other	\$ 6,005,000	\$ -	\$ -	\$ -	\$ -	\$ 6,005,000	\$ 12,510	
<b>Total Preliminary Estimated Cost</b>	\$ 18,107,200	\$ -	\$ -	\$ -	\$ -	\$ 18,107,200	\$ 37,723	
Amount of PNA relating to Lead Paint/Asbestos						\$ -	\$ -	
Amount of PNA relating to Section 504 Compliance						\$ -	\$ -	
New Construction						\$ 500,000	\$ 1,042	
<b>Total Physical Needs</b>						\$ 18,607,200	\$ -	

**HOMELESS INVENTORY      91.210 (c)**

*The jurisdiction shall provide a concise summary of the existing facilities and services (including a brief inventory) that assist homeless persons and families with children and subpopulations identified in Table 1A or in the CPMP Tool Needs Table. These include outreach and assessment, emergency shelters and services, transitional housing, permanent supportive housing, access to permanent housing, and activities to prevent low-income individuals and families with children (especially extremely low-income) from becoming homeless. This inventory of facilities should include (to the extent it is available to the jurisdiction) an estimate of the percentage or number of beds and supportive services programs that are serving people that are chronically homeless.*

*The jurisdiction can use the optional Continuum of Care Housing Activity Chart and Service Activity Chart to meet this requirement.*

The summary of existing facilities included below is provided by the Homeless Services Network (also the Continuum of Care for the region) on a regional basis for Orange, Osceola and Seminole Counties. The City of Sanford is served by this organization:

EMERGENCY SHELTERS		Target Population		All-Year Round Beds/Units				O/V Beds	PIT Counts
Organization Name	Program Name	A	B	Beds for HH w/ Children	Units for HH w/ Children	Beds for HH w/o Children	Total Year-Round Beds	O/V Beds	Point-in-Time Homeless Count
Center for Multicultural Wellness & Prevention	First Step Emergency Housing	SMF	HIV	0	0	8	8	0	0
Coalition for the Homeless	Center for Women & Families	SFHC		180	45	60	240	30	277
Coalition for the Homeless	First Steps	SM		0	0	36	36	0	36
Coalition for the Homeless	The Pavilion	SM		0	0	360	300	75	220
Coalition for the Homeless	WRCC	SFHC		8	2	4	12	20	10
Covenant House	Crisis Shelter	SMF+HC		6	2	42	48	0	60
Harbor House	Emergency Shelter	SFHC	DV	44	11	44	88	0	83
Help Now of Osceola	Emergency Shelter	SMF+HC	DV	48	12	4	52	0	47
Interfaith Hospitality	Emergency Shelter	HC		14	4	0	14	0	14
NEED	Emergency Housing	SMF+HC	HIV	3	1	2	5	0	5
Orlando Union Rescue Mission	Transient Program	SM		0	0	75	75	0	66
Rescue Outreach Mission	Opportunity and Hope-Males	SM		0	0	48	48	0	6
Rescue Outreach Mission	Opportunity and Hope Females	SF		28	6	8	36	0	4
Safehouse of Seminole	Emergency Shelter	SFHC	DV	24	6	24	48	0	34
Salvation Army of Orlando	Men's Lodge	SM		0	0	131	131	0	99
Salvation Army of Orlando	Women & Children	SFHC		28	8	38	66	0	62

Source: Homeless Services Network of Central Florida and Seminole County

<b>TRANSITIONAL HOUSING</b>	Program Name	Inventory Type	Clients	Special Needs	Beds for HH w/ Children	Units for HH w/o Children	Beds for HH w/o Children	Total Year-Round Beds	Point-in-Time Homeless Count
Anthony House	On-Site Transitional Housing	C	SMF+HC		42	16	20	62	44
BETA Center	Residential Program	C	SFHC		20	10	4	24	14
CENTAUR	St. Damien House	C	SMF	HIV	0	0	5	5	5
CENTAUR	St. Francis House	C	SMF	HIV	0	0	5	5	4
CENTAUR	William Just	C	SMF	HIV	0	0	37	37	23
Center for Affordable Housing	Transitional Housing 2	U	HC		54	9	9	63	0
Center for Affordable Housing	Transitional Housing 1	C	HC		36	6	0	36	46
Center for Drug-Free Living	Anchor Program	N	SMF		0	0	44	44	31
Center for Drug-Free Living	Operation Center Focus	N	SMF	VET	0	0	10	10	0
Center for Multicultural Wellness & Prevention	X-Tending Hands	C	SMF	HIV	0	0	11	11	9
Center for Multicultural Wellness & Prevention	Covenant Place	N	HC	HIV	26	10	0	26	0
Central Care Mission	Men's Residential Program	C	SM		0	0	34	34	45
Christian Service Center	Fresh Start	C	SM		0	0	25	25	15
Clargin House	Clargin House	C	SMF		0	0	8	8	4
Coalition for the Homeless	On-site Apartments	C	HC		55	9	0	55	19
Coalition for the Homeless	First Steps Phase 2	U	SM		0	0	32	32	0
Coalition for the Homeless	Community Housing Program	C	SMF+HC		26	6	2	28	84
Coalition for the Homeless	WRCC	C	SMF+HC		92	29	34	126	96
Covenant House	Scattered Site Apartments	C	SMF+HC		6	3	6	12	7
Harbor House	Community Housing A	N	SF	DV	0	0	9	9	0
Harbor House	Community Housing B	U	HC	DV					
Health Care Center for the Homeless	TB Shelter	C	SMF		0	0	11	11	10
Heart 2 Heart	Center for Women & Children	C	SFHC		11	5	3	14	14

Homeless Services Network	Scattered Site Apartments	C	HC		10	6	4	14	20
House of Refuge	Transitional Housing	U	SF		0	0	18	18	0
Intervention Services	Transitional Housing	N	SMF		0	0	15	15	9
Miracle of Love	Rachel's House	C	SMF	HIV	0	0	6	6	8
Orlando Union Rescue Mission	OUR Mission Home	C	SMF+HC		151	31	10	161	130
Orlando Union Rescue Mission	Discipleship Program	C	SM		0	0	45	45	40
Osceola HOME	HOMEBase	C	HC		23	9	0	23	17
Osceola HOME	Residential Program	C	HC		80	14	0	80	39
Recovery House	Men's Program	C	SM		0	0	48	48	36
Safehouse of Seminole	Independent Living	U	SFHC		18	9	4	22	0
Safehouse of Seminole	Safe Pathways	C	SFHC	DV	20	6	4	24	0
Transition House, The	HOPWA	N	SMF+HC	HIV	12	4	12	24	5
Transition House, The	Men's Program	C	SM		0	0	44	44	29
Tree of Life Ministries	Veteran's Per Diem	N	SMF	VET	0	0	16	16	8
Wayne Densch Center	Transitional Living Program	C	SMF+HC		20	10	40	60	31
Wayne Densch Center	Preferred Living Center	C	SMF		0	0	100	100	52

Source: Homeless Services Network of Central Florida and Seminole County

SAFE HAVEN		Target Population	All Year-Round Beds/Units				PIT Counts
			Beds for HH w/ Children	Units for HH w/o Children	Beds for HH w/o Children	Total Year-Round Beds	Point-in-Time Homeless Count
Grand Avenue ECDC	Safe Haven at Maxwell Garden	SMF	0	0	25	25	
Safehouse of Seminole	Victims' Rights Coalition	Victims of domestic violence	96	12	Same	96	N/A

Source: Homeless Services Network of Central Florida and Seminole County

PERMANENT SUPPORTIVE HOUSING		Target Population		All Year-Round Beds/Units					PIT Counts
				Beds for HH w/ Children	Units for HH w/ Children	Beds for HH w/o Children	CH Beds	Total Year-Round Beds	Point-in-Time Homeless Count
Grand Avenue ECDC	Homes for New Beginnings	SMF		0	0	50	0	50	50
Grand Avenue ECDC	Maxwell Garden	SMF		0	0	129	0	129	127
Grand Avenue ECDC	Maxwell Terrace	SMF		0	0	274	0	274	268
Grand Avenue ECDC	Maxwell Terrace (HHAG)	SMF		0	0	15	0	15	0
Orange County	Shelter +Care 1	SMF		0	0	13	13	13	17
Orange County	Shelter +Care 2	SMF		0	0	25	25	25	30
Orange County	Shelter +Care 3	SMF		0	0	20	20	20	9
Orlando Veterans Administration	VA Supportive Housing	SMF+HC	VET	34	9	11	0	45	21
Orlando Veterans Administration	VA Supportive Housing	SMF+HC	VET	50	13	55	0	105	0
Seminole County	Shelter +Care 1	SMF		0	0	16	16	16	24
Transition House, The	Recovery House	SMF		0	0	7	7	7	0

Source: Homeless Services Network of Central Florida and Seminole County

There are services provided for the homeless, and for homeless prevention in Sanford and Seminole County that may not be reflected in the above chart of housing providers:

- Pathways to Care, Inc. in Casselberry provides housing for homeless persons being released from hospitals.
- Healthcare for the Homeless provides a mobile medical unit and will be initiating a mobile dental unit in 2010.
- Longwood Shepherd's Hope Health Center provides healthcare for the homeless.
- Jewish Family Services provides a food pantry and some job and transportation services.
- The Sharing Center provides food and healthcare.
- Christian HELP Foundation provides job search assistance and food pantry.
- Pathways to HOME provides housing voucher assistance.
- Source: Seminole County

## **Special Need Facilities and Services 91.210 (d)**

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Describe, to the extent information is available, the facilities and services that assist persons who are not homeless but require supportive housing, and programs for ensuring persons returning from mental and physical health institutions receive appropriate supportive housing.

Supportive housing facilities, all of which provide services, are listed in the previous section. In addition to the supportive housing, the listed transitional housing developments are also available and provide services for their residents. This is the most comprehensive information that is available.

## **Barriers to Affordable Housing 91.210 (e)**

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*Explain whether the cost of housing or the incentives to develop, maintain, or improve affordable housing are affected by public policies, particularly those of the local jurisdiction. Such policies include tax policy affecting land and other property, land use controls, zoning ordinances, building codes, fees and charges, growth limits, and policies that affect the return on residential investment.*

The Sanford Comprehensive Plan Housing Element Section raises the following comments concerning potential barriers to affordable housing within the city limits “Potential Impediments to Meeting Demand. The potential hurdles include limited funding for affordable housing, implementation of policies promoting urban infill and redevelopment, and development regulations which make housing development more expensive housing. The City Commission does have the power to waive, discount, or defer impact fees for affordable housing. These programs should be reviewed for success and potential for improvement.

Source: City of Sanford Comprehensive Plan Data, Inventory and Analysis Report – November 2009

## **STRATEGIC PLAN**

*The strategic plan must describe how the jurisdiction plans to provide new or improved availability, affordability, and sustainability of decent housing, a suitable living environment, and economic opportunity, principally for extremely low-, low-income, and moderate-income residents.*

## **General Priority Needs Analysis and Strategies 91.215 (a)**

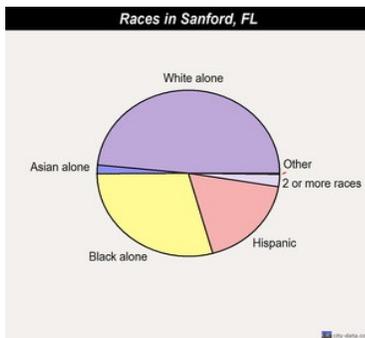
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*In this narrative, describe the reasons for setting priorities for allocating investment among different activities and needs, as identified in tables\* prescribed by HUD. 92.215(a)(1)*

***\*If not using the CPMP Tool: Complete and submit Table 1A Homeless and Special Needs Population; Table 1B Special Needs (Non-Homeless) Populations; Table 2A Priority Housing Needs/Investment Plan Table; and Table 2B Priority Community Development Needs.***

### **Basis for Assigning Priorities**

- The City’s population grew by 48.9% from 2000-2010 and is projected to grow by 13.9% by 2015.
- The City’s population is 54.6% white (non-minority), with 10.4% Hispanic and 32.1% African American, as illustrated below: (4.3% represents –Other races, 2.3% (2 or more races) and 1% American Indian descent).



- The median resident age of Sanford is 34.1 years, versus 38.7 for Florida.
- The median sales price of housing has plummeted from approximately \$201,000 in early 2007 to slightly below \$110,000 in mid-2009.
- Renters make up 42%.of the city households (the national average is 21.45%).
- 18.6% of the city’s total population over 25 years of age have a college degree (the national average is 27.4%).
- In Dec 2009, a full 11.8% of Orlando-Kissimmee-Sanford MSA workers were unemployed<sup>3</sup>. The city of Sanford unemployment rate was 12.3%.
- The crime rate was 70% higher than the national rate in 2008.
- The majority of vocational occupations by both males and females are service related.

*Source: U.S. Census 2000 Data Shimberg Center for Affordable Housing; University of Florida Housing Element-City of Sanford Comprehensive Plan 11-2009 Florida Data Clearinghouse-Shimberg*

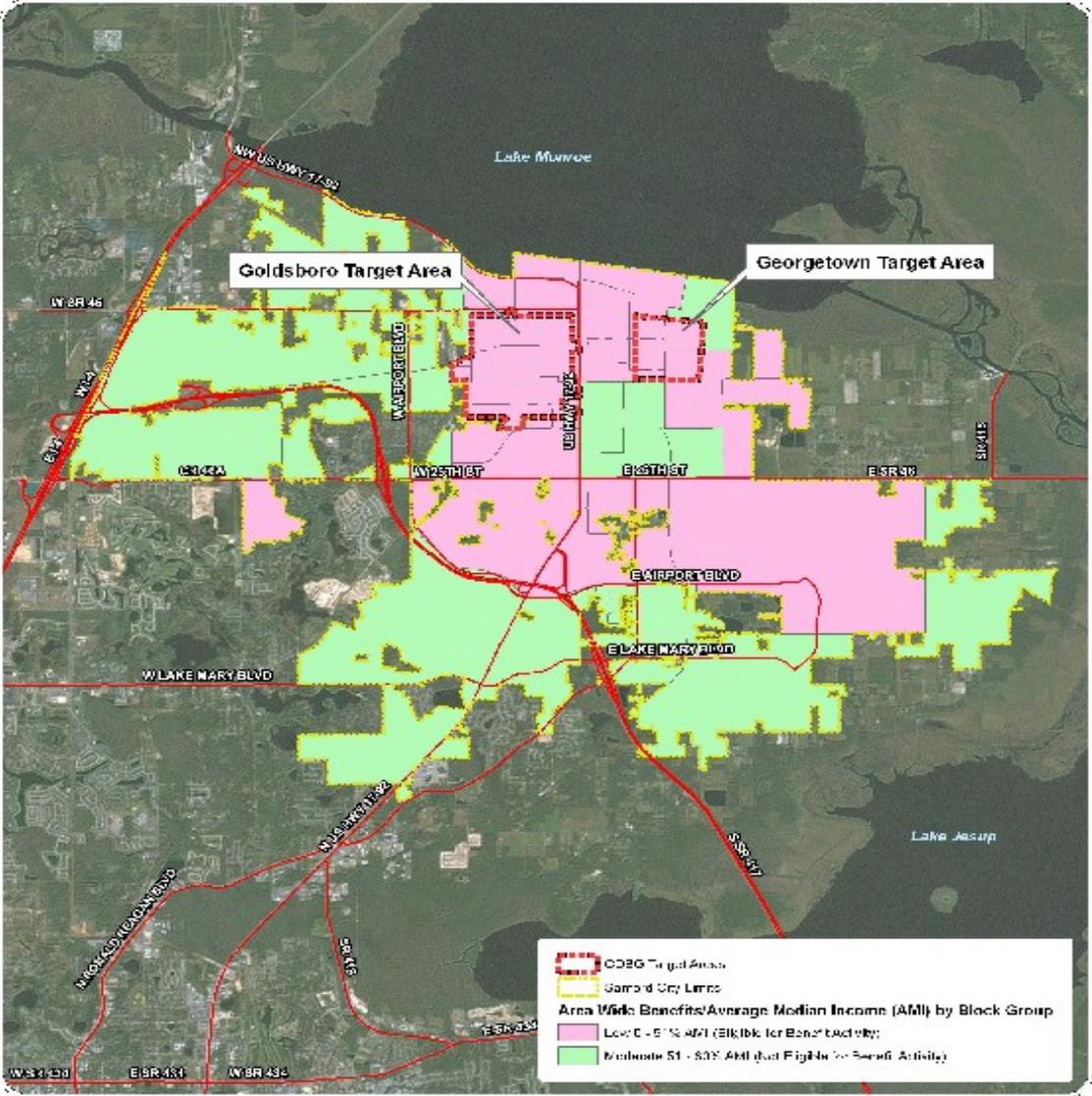
*Describe the geographic areas of the jurisdiction (including areas of low income families and/or racial/minority concentration) in which assistance will be directed.*

Located close to downtown, are two predominantly and historically African-American neighborhoods that comprise the City’s two (2) designated target areas known as the Goldsboro and Georgetown neighborhoods. Collectively, they contain the majority of the City’s older, deteriorating housing stock. In addition, this area also contains a number of older, growing obsolete, large- and small-scale commercial facilities that are also deteriorating.

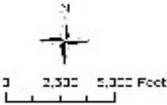
The map below depicts the geographic area of the City of Sanford and Map 2 depicts its low and moderate income block group areas. Sanford is a predominately suburban community within the Orlando metropolitan area. Substantial growth has taken place in the past 20-25 years. Growth through the 1990s was tremendous.

<sup>3</sup> U.S. Dept of Labor- National Bureau of Labor Statistics 2009





**Map 2: City of Sanford  
 Consolidated Plan 2010 -2014  
 City Wide Low to Moderate Income by Block Group**

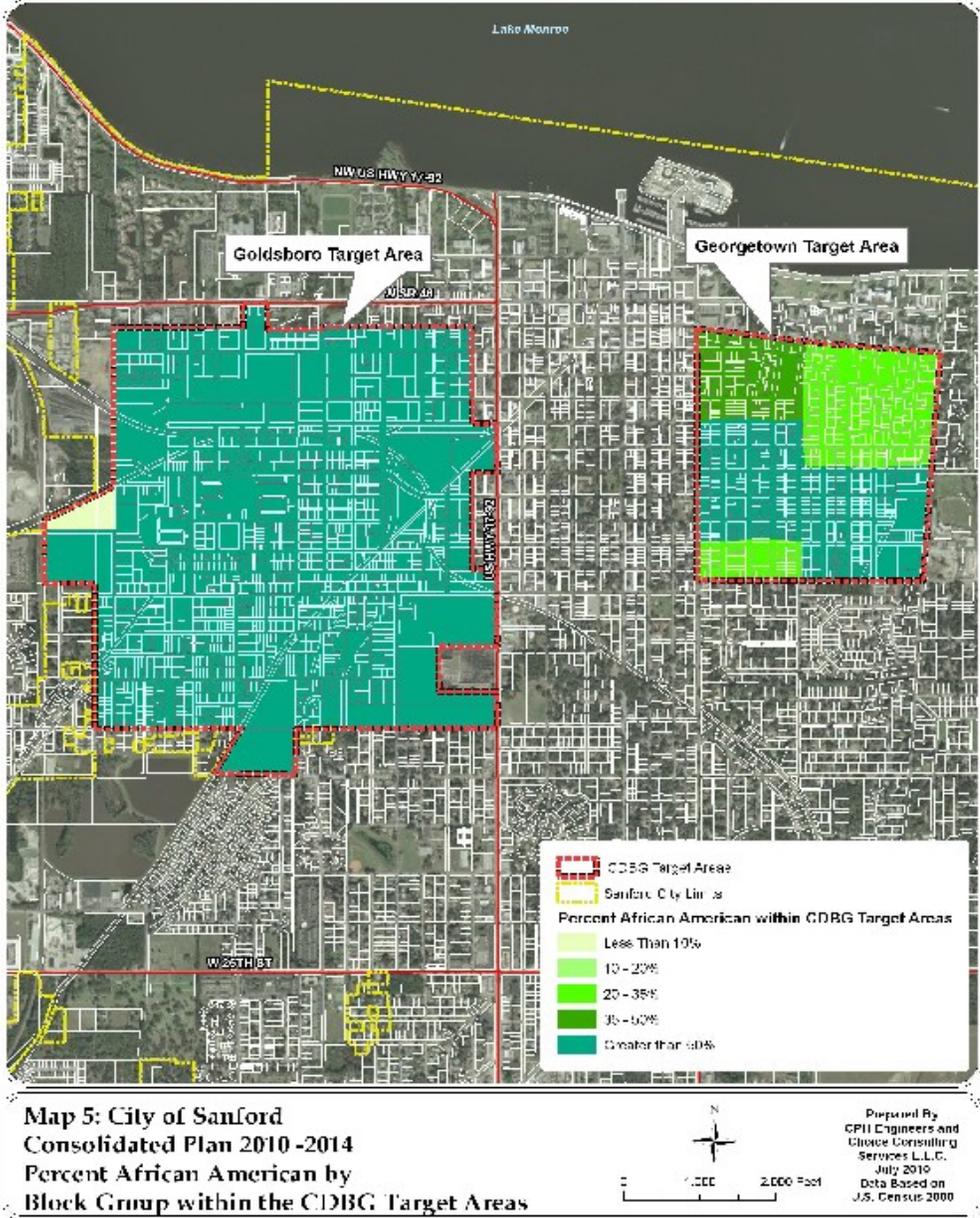


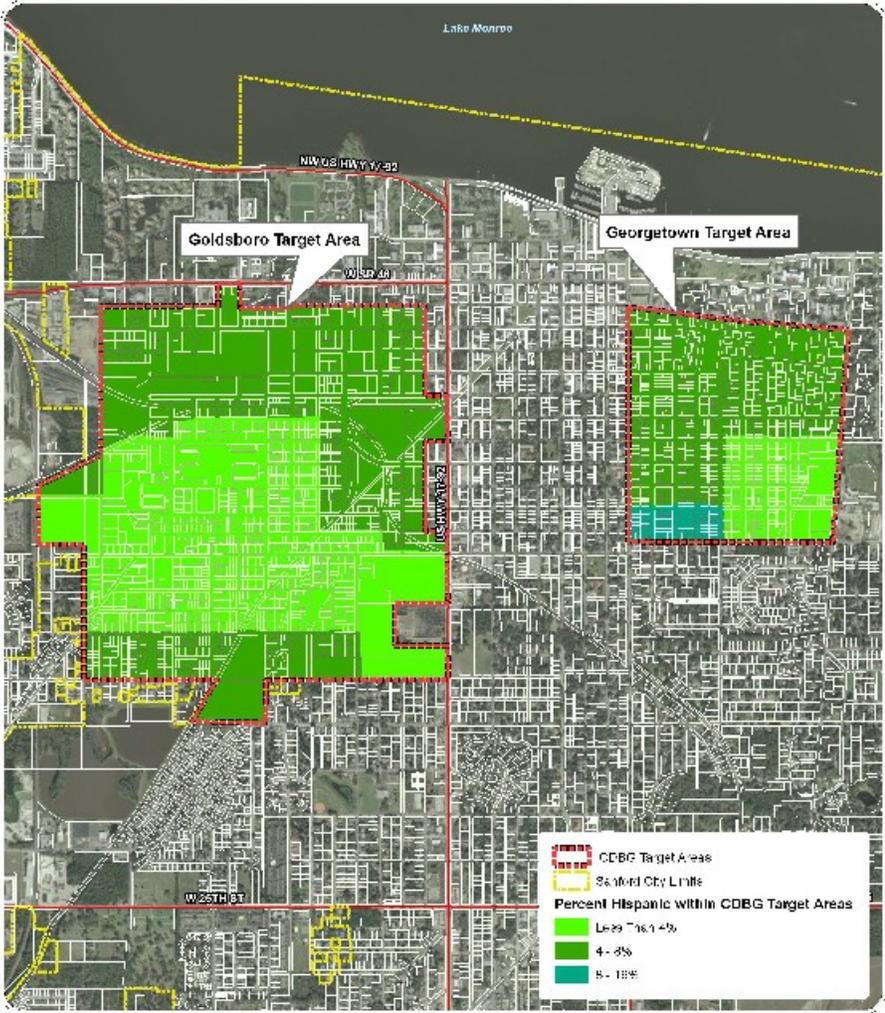
Prepared By:  
 CPII Engineers and  
 Globe Consulting  
 Services L.L.C.  
 July 2010  
 Data Based on  
 U.S. Census 2000

Revitalization of the City’s older areas is needed, primarily through infill housing, rehabilitation, and continued code enforcement.

Upgrading the infrastructure, including the housing infrastructure, in the CDBG Target Area is the major focus of the City’s CDBG Program.

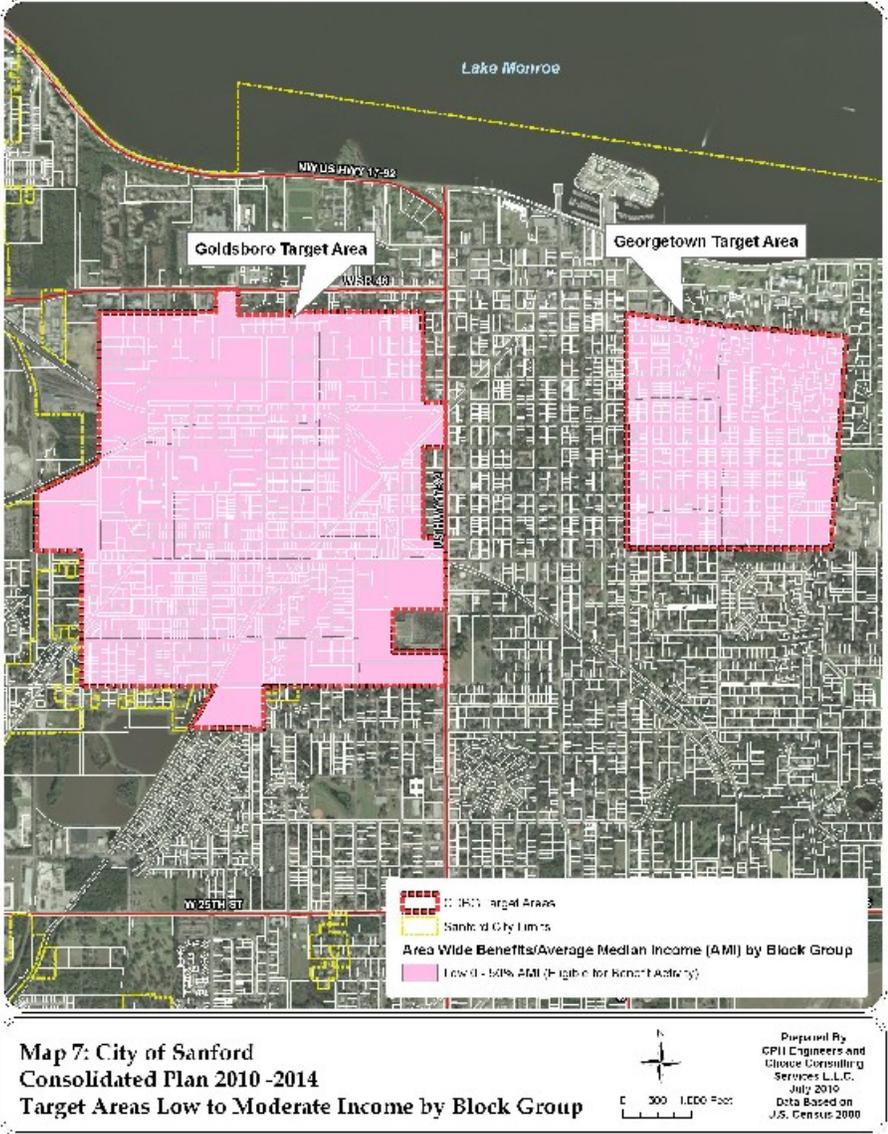
Maps 5, 6, and 7 show the target areas, with specific illustration of its Black, Hispanic, and low and moderate income populations, respectively.





Map 6: City of Sanford  
Consolidated Plan 2010 -2014  
Percent Hispanic by  
Block Group within the CDBG Target Areas

Prepared By  
CPII Engineers and  
Consulting  
Services L.L.C.  
July 2010  
Data Based on  
U.S. Census 2000



The majority of the City’s CDBG funding has been and will continue to be directed to the City’s target areas, due to the need exhibited by the lack of adequate resources and the need to establish self-sufficiency among its population. The major obstacle to meeting underserved needs is limited funding. Florida’s local governments are experiencing reduced funding due to recent tax referendum initiatives, and decreased ad valorem and other taxes due to deflating property values, housing foreclosures with high vacancy rates, loss of jobs, the closing of businesses, the resultant reduction of household spending, and other factors due to slumping national and local economies. Unfortunately, this slump is inherited by local non-profits, who are often assisted by local governments, and lower income citizens who, in the past, have benefited by Sanford’s program activities.

Although infrastructure improvements have been completed in Georgetown in the past, basic infrastructure (streets, water/sewer lines, parks) in many parts of the low/mod target areas can still be characterized in a state of deterioration. Additionally, these identified streets need rehabilitation and installation of infrastructure improvements (CDBG funds may be used in future years for rehabilitation).

*If applicable, identify the census tracts for Neighborhood Revitalization Strategy Areas and/or any local targeted areas.*

Census Tract Data for Targeted Areas

PLACENAME	CENSUS TRACT NUMBER	BLOCK GROUP NUMBER	LOW/MOD POPULATION	LOW/MOD UNIVERSE	LOW/MOD PERCENTAGE
Sanford city	020101	1	539	707	76
Sanford city	020101	2	457	827	55
Sanford city	020102	2	298	414	72
Sanford city	020102	3	293	509	58
Sanford city	020102	4	285	463	62
Sanford city	020201	2	277	470	59
Sanford city	020202	3	606	1006	60
Sanford city	020202	4	727	1322	55
Sanford city	020302	1	1324	2094	63
Sanford city	020401	1	504	819	62
Sanford city	020401	2	537	683	79
Sanford city	020500	1	525	681	77
Sanford city	020500	2	1491	1925	78
Sanford city	020500	3	204	282	72
Sanford city	020500	4	843	979	86
Sanford city	020600	2	33	33	100
Sanford city	020806	1	704	1117	63
Sanford city	020901	5	2293	3402	67
Sanford city	020902	1	485	778	62
Sanford city	020902	2	894	1502	60
Sanford city	021000	1	67	120	56

*Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA) (91.215(a)(1)) and the basis for assigning the priority (including the relative priority, where required) given to each category of priority needs (91.215(a)(2)).*

The census tract data provides the specific data used to identify and target low income households and neighborhoods. The maps and narrative above provide detailed information concerning Sanford’s most needy households. These neighborhoods require a high percentage of public services and infrastructure improvements therefore the goals and objectives for the next five years identified in this document will be expended to improve their respective quality of life.

*If appropriate, the jurisdiction should estimate the percentage of funds the jurisdiction plans to dedicate to Neighborhood Revitalization Strategy areas and/or any local targeted areas.*

Eighty percent (80%) of all CDBG funding will be expended to improve the quality of life for low income clients by direct benefit public services or area benefit improvements.

*Identify any obstacles to meeting underserved needs.*

**Obstacles to meeting underserved needs**

The major obstacle to meeting the City's underserved needs will continue to be the lack of financial resources, including Federal (HOME) and State (SHIP) support. Local resources have lessened significantly recently due to reduced ad valorem and other revenue, due to the current major recession.

The lack of available developable, vacant, residentially-zoned land will continue to put constraints on the City's ability to provide affordable housing. Although housing prices have decreased significantly due to the high foreclosure rate, many low/mod households are currently priced out of ownership due to unemployment and under-employment.

**SPECIFIC OBJECTIVES 91.215 (A) (4)**

1. Summarize priorities and specific objectives the jurisdiction intends to initiate and/or complete in accordance with the tables\* prescribed by HUD. Outcomes must be categorized as providing either new or improved availability/accessibility, affordability, or sustainability of decent housing, a suitable living environment, and economic opportunity.

**Goals and objectives to be carried out during the strategic plan period are indicated by placing a check in the following boxes.**

<input type="checkbox"/>	<b>Objective Category Decent Housing</b>  Which includes:	<input type="checkbox"/>	<b>Objective Category: Expanded Economic Opportunities</b>  Which includes:	<input type="checkbox"/>	<b>Objective Category: Expanded Economic Opportunities</b>  Which includes:
<input type="checkbox"/>	assisting homeless persons obtain affordable housing	<input type="checkbox"/>	improving the safety and livability of neighborhoods	<input type="checkbox"/>	job creation and retention
<input type="checkbox"/>	assisting persons at risk of becoming homeless	<input type="checkbox"/>	eliminating blighting influences and the deterioration of property and facilities	<input type="checkbox"/>	establishment, stabilization and expansion of small business (including micro-businesses)
<input type="checkbox"/>	retaining the affordable housing stock	<input type="checkbox"/>	increasing the access to quality public and private facilities	<input type="checkbox"/>	the provision of public services concerned with employment
<input type="checkbox"/>	increasing the availability of affordable permanent housing in standard condition to low-income and moderate-income families, particularly to members of disadvantaged minorities without discrimination on the basis of race, color, religion, sex, national origin, familial status, or disability	<input type="checkbox"/>	reducing the isolation of income groups within areas through spatial deconcentration of housing opportunities for lower income persons and the revitalization of deteriorating neighborhoods	<input type="checkbox"/>	the provision of jobs to low-income persons living in areas affected by those programs and activities under programs covered by the plan
<input type="checkbox"/>	increasing the supply of supportive housing which includes structural features and services to enable persons with special needs (including persons with HIV/AIDS) to live in dignity and independence	<input type="checkbox"/>	restoring and preserving properties of special historic, architectural, or aesthetic value	<input type="checkbox"/>	availability of mortgage financing for low income persons at reasonable rates using non-discriminatory lending practices
<input type="checkbox"/>	providing affordable housing that is accessible to job opportunities	<input type="checkbox"/>	conserving energy resources and use of renewable energy sources	<input type="checkbox"/>	access to capital and credit for development activities that promote the long-term economic social viability of the community

**General Rationale for Allocating Investments:**

- Community Development  
The City will prioritize the use of these funds to complete revitalization of its low income neighborhoods. Capital Projects begun utilizing CDBG funds allocated to the city by Seminole County will continue to be a priority now that the City has been granted entitlement status.
- Slum/Blight  
The city will continue to allocate the use of CDBG funds to remove unsafe, dilapidated and unsightly structures from low income neighborhoods.
- Housing  
Cost burdened families making less than 50% of median income will continue to receive priority from Seminole County's affordable rental/owner programs.

- Homeless

Seminole County and its city jurisdictions support the Homeless priorities as developed by the Orlando Region Continuum of Care and its Homeless Coalition Network. The priorities continue to focus on homeless prevention, families with children, and the development of transitional housing opportunities. This program operates county-wide.

### **Overall Priorities**

Successful community development programs traditionally focus on three key areas:

- Livable Communities;
- Economic and Individual Self-Sufficiency,
- Affordable Housing.

### **Livable Communities**

Creating livable communities will require that the City address the physical improvement needs of its low-income target area, and develop a multi-year plan to improve the area on a systematic basis.

### **Affordable Housing**

The City has identified the following 5-Year Housing Priorities and Objectives:

#### **Housing Priorities:**

- Maintain the existing housing stock through effective and continued code enforcement.
- Identify possible vacant lots or properties where demolished vacant or dilapidated housing structures have been removed for use as potential affordable housing.
- Provide housing rehabilitation for owner-occupied housing units.
- Provide assistance through the Federal Low Income Home Energy Assistance Program (LIHEAP).

#### **Housing Objectives:**

- Bring 10 units up to applicable codes.
- Identify 4 vacant lots as potential affordable housing opportunities
- Rehabilitate 5 housing units.<sup>4</sup>
- LIHEAP funds will serve approximately 3,160 clients will be served in the program this year at a total cost of \$1,150,825.00

### **Homeless Needs**

The City of Sanford has limited funding for social services; however, it may set aside funding from the CDBG Program, as funding is available. Contact is maintained with the Homeless Services Network (HSN) to assess the need of addressing the problem of homelessness in Sanford.

Considering the City's extremely limited resources, including a relatively small CDBG allocation, the City has limited options in treating the homeless problem. Financial participation with HSN will assist in treating the problem to some degree.

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<sup>4</sup> Subject of County SHIP availability

The City uses the Homeless Services Network of Central Florida to assess the problems of homelessness in Sanford and to provide what limited resources it can to address those problems.

The City has identified the following 5-Year Homeless Priorities and Objectives:

**Homeless Objectives:**

- To support the regional Orlando, Orange, Osceola, Seminole Continuum of Care and to sustain the Homeless Services Network of Central Florida as funds become available.
- The City will continue to make referrals to the Homeless Services Network of Central Florida

**Homeless priorities:**

The Continuum's highest priorities are ending chronic homelessness, housing families with children, and providing shelters and transitional housing.

The largest Homeless Shelter in Seminole County (Rescue Outreach Mission of Sanford, Inc.) is located within Sanford's Goldsboro target area and has a men's shelter, and a women's and children's shelter.

**Community Development**

Through the Consolidated Plan process, needs have been recognized for the CDBG program. These needs include infrastructure improvements, public facilities and code enforcement activities in the City's low/moderate income target areas. Due to the older nature of the target areas, public facilities, infrastructure, and housing are somewhat deteriorated. The need for the demolition of unsafe structures and the potential purchase of buildable lots for affordable housing providers was also identified during the evaluation process.

The City has identified the following 5-Year Community Development Priorities and Objectives:

**Community Development Priorities:**

- Rehabilitate and upgrade the infrastructure in the low/mod target areas.
- Make improvements to or develop new public facilities.
- Provide public services to low and moderate income residents.
- Provide for the demolition and clearance of unsafe, vacant, and dilapidated structures.
- Design and install sidewalks in target areas and low income service areas

**Community Development Objectives:**

- Rehabilitate two streets and/or accompanying storm-water drainage facilities to eliminate deteriorating streets and flooding instances.
- Design and install 600 linear feet of sidewalks in target areas and low income service areas.
- Improve public facilities.
- Provide public services to at least 400 low/mod persons.
- Demolish and clear at least 15 unsafe, vacant, and/or dilapidated structures on a citywide basis to eliminate spot blight.

Identify Specific Objectives and Proposed Outcomes by completing Table 1C or 2C – Summary of Specific Objectives

**Transition Table 2C**  
**Summary of Specific Housing/Community Development Objectives**  
(Table 2A/2B Continuation Sheet)

OBJ #	SPECIFIC OBJECTIVES	Sources of Funds	Performance Indicators	Expected Number	Actual Number	Outcome/Objective*
	<b>RENTAL HOUSING</b>					
	<b>OWNER HOUSING</b>					
	SENIOR CITIZEN HOUSING REHABILITATION	CDBG		40		DH-2
	<b>COMMUNITY DEVELOPMENT</b>					
	CLEARANCE & DEMOLITION	CDBG		6		SL-3
	<b>INFRASTRUCTURE</b>	CDBG				
	<b>PUBLIC FACILITIES</b>					
	HOPPER ACADEMY			1200		SL-1
	RECOVERY HOUSE OF CENTRAL FLORIDA	CDBG		100		SL-1
	REHAB FACILITY FOR YOUTH BUILD			50		SL-1
	GOLDEN RULE HOUSING			300		SL-1
	<b>PUBLIC SERVICES</b>	CDBG				
	EMPLOYMENT & TRAINING			300-400		EO-3
	SERVICES TO SENIOR CITIZENS			100		SL-1
	SERVICES TO YOUTH			100		SL-1
	<b>ECONOMIC DEVELOPMENT</b>					
	MICRO-ENTERPRISE SYSTEMS	CDBG		5		EO-3

Outcome/Objective Codes

	AVAILABILITY/ACCESSIBILITY	AFFORDABILITY	SUSTAINABILITY
DECENT HOUSING	DH-1	DH-2	DH-3
Suitable Living Environment	SL-1	SL-2	SL-3
Economic Opportunity	EO-1	EO-2	EO-3

**HOUSING**

**PRIORITY HOUSING NEEDS 91.215 (B)**

*Describe the relationship between the allocation priorities and the extent of need given to each category specified in the Housing Needs Table (Table 2A or Needs.xls). These categories correspond with special tabulations of U.S. census data provided by HUD for the preparation of the Consolidated Plan.*

**Priority Housing Needs and Activities**

**Housing Needs Summary Table  
TABLE 2A**

PRIORITY HOUSING NEEDS (households)		Priority Need Level		UNMET Need	GOALS
		High, Low	Medium,		
<b>Renters</b>	<b>Small Related</b>	0-30%	High	200	-
		31-50%	High	200	-
		51-80%	Low	-	-
	<b>Large Related</b>	0-30%	High	200	-
		31-50%	Medium	200	-
		51-80%	Low	-	-
	<b>Elderly</b>	0-30%	High	100	-
		31-50%	Medium	100	-
		51-80%	Low	-	-
	<b>All Other</b>	0-30%	High	-	-
		31-50%	Medium	-	-
		51-80%	Low	-	-
<b>Owners</b>	0-30%	High	200	10	
	31-50%	High	250	30	
	51-80%	Medium	-		

<b>Special Needs</b>	0-80%	Medium	200	
<b>Total Goals</b>				40
<b>Goals</b>				40
<b>Renter Goals</b>				-
<b>Owner Goals</b>				40

*Provide an analysis of how the characteristics of the housing market and the severity of housing problems and needs of each category of residents provided the basis for determining the relative priority of each priority housing need category, particularly among extremely low-income, low-income, and moderate-income households.*

*Note: Family and income types may be grouped in the case of closely related categories of residents where the analysis would apply to more than one family or income type.*

High priority is given to extremely low income households in all categories, and to low income households in the “small related renters” category. Due to limited funding, many needs will go unmet until addressed in future years.

**Analysis**

Based upon the 2000 CHAS and more recent data, and the widespread knowledge that the cost-burdened problem has been exacerbated since 2000 (and especially during the past 24 months.), the City is fully aware that resources are needed to make housing affordable for both low/mod renters and owners. Assistance is especially needed for the severely cost-burdened, of which renters dominate.

The high foreclosure rate in the Central Florida area, including Kissimmee, indicates a high incidence of job loss, bordering households, many formerly middle income, on homelessness. It is reported that many households are “doubling-up,” living with relatives or others until employment can be secured and/or the economy improves.

Many jobs lost are from service industries, especially since those type jobs dominate the workforce in Seminole county and Sanford. This leaves many households, with little or no savings, absolutely resource-less in difficult times. These factors only contribute to the cost-burdened problem and the lack of truly affordable housing among low/mod households despite the recession and the relatively low cost of housing due to foreclosure activity.

**Basis for Assigning Priorities**

The priority given to each category above is based upon the relatively high numbers of households with cost burdens of both 30-50%, and over 50%, as compared with the numbers of households with housing costs not exceeding 30% of income. This is the case for both renters and owners.

*Identify any obstacles to meeting underserved needs.*

### **Obstacles to Meeting Underserved Needs**

The chief obstacle to meeting underserved needs lies in the lack of adequate public resources to address the needs. Local government resources are severely lacking in Florida since 2008, and Sanford's CDBG allocation is much too small to make a large impact, when compared to the demonstrated need.

### **SPECIFIC OBJECTIVES/AFFORDABLE HOUSING 91.215 (B)**

*Note: Specific affordable housing objectives must specify the number of extremely low-income, low-income, and moderate-income households to whom the jurisdiction will provide affordable housing as defined in 24 CFR 92.252 for rental housing and 24 CFR 92.254 for homeownership. (24 CFR 91.215(b)(2))*

*Identify each specific housing objective by number (DH-1, DH-2, DH-2), proposed accomplishments and outcomes the jurisdiction hopes to achieve in quantitative terms over a specified time period, or in other measurable terms as identified and defined by the jurisdiction.*

There are no specific construction related activities at this time due to limited CDBG funding however, the City in its efforts to provide safe, decent and sustainable through its demolition program intends to offer vacant lots for to affordable providers.

*Describe how Federal, State, and local public and private sector resources that are reasonably expected to be available will be used to address identified needs for the period covered by the strategic plan.*

### **Resources to Meet Addressed Needs**

The only resources available to meet the above-identified Housing Priorities and Objectives are:

- CDBG Program. These funds will be used to:
  - Provide vacant infill lots for the construction of affordable housing.
  - Provide funding to perform exterior (interior possibly depending upon funding) rehabilitation to owner-occupied single family homes.
  - Eliminate blighting influences.
- SHIP Program. These funds are administered and implemented by Seminole County, and will be used to:
  - Provide Down Payment/Closing Cost Assistance for homeownership for lower income households.
  - Fund owner-occupied housing rehabilitation for lower income households.
  - Provide for Rental, Security, and Utility Deposits for income-eligible households.
- Neighborhood Stabilization Program (NSP). Residents of all 7 municipal governments in Seminole County's NSP Program benefited through housing related assistance.

*Indicate how the characteristics of the housing market will influence the use of funds made available for rental assistance, production of new units, rehabilitation of old units, or acquisition of existing units.*

There is limited funding for any category of housing assistance within the City of Sanford. The City of Sanford Housing Authority is the major provider of rental housing assistance.

*If the jurisdiction intends to use HOME funds for tenant-based rental assistance, specify local market conditions that led to the choice of that option.*

Jurisdiction does not receive HOME funds.

**Public Housing Strategy 91.215 (c)**

Physical Needs Assessment		U.S. Department of Housing and Urban Development Office of Public and Indian Housing					PNA Summary	
Capital Fund Financing Program/ Operating Fund Financing Program								
HA Name <i>Housing Authority of Sanford</i>								
Project Name	Project Number	Immediate Repairs	Years 1-5	Years 6-10	Years 11-15	Years 16-20	Total	Per Unit
Castle Brewer Court	FL29P016-001	\$ 15,056,500	\$ -	\$ -	\$ -	\$ -	\$ 15,056,500	\$ 120,452
William Clark Court	FL29P016-002	\$ 1,675,300	\$ -	\$ -	\$ -	\$ -	\$ 1,675,300	\$ 19,709
Edward Higgins Terrace	FL29P016-003	\$ 219,200	\$ -	\$ -	\$ -	\$ -	\$ 219,200	\$ 5,480
Cowan Moughton Terrace	FL29P016-004	\$ 60,500	\$ -	\$ -	\$ -	\$ -	\$ 60,500	\$ 2,017
Lake Monroe Terrace	FL29P016-005	\$ 87,500	\$ -	\$ -	\$ -	\$ -	\$ 87,500	\$ 875
Redding Gardens	FL29P016-006	\$ 1,008,200	\$ -	\$ -	\$ -	\$ -	\$ 1,008,200	\$ 10,082
<b>Totals</b>		\$ 18,107,200	\$ -	\$ -	\$ -	\$ -	\$ 18,107,200	\$ -
Category		Immediate Repairs	Years 1-5	Years 6-10	Years 11-15	Years 16-20	Total	Per Unit
Site			\$ -	\$ -	\$ -	\$ -	\$ 3,225,700	\$ 6,720
Common Buildings		\$ 400,000	\$ -	\$ -	\$ -	\$ -	\$ 400,000	\$ 833
Unit Exteriors		\$ 4,025,200	\$ -	\$ -	\$ -	\$ -	\$ 4,025,200	\$ 8,386
Unit Interiors		\$ 2,081,700	\$ -	\$ -	\$ -	\$ -	\$ 2,081,700	\$ 4,337
Mechanical		\$ 2,369,600	\$ -	\$ -	\$ -	\$ -	\$ 2,369,600	\$ 4,937
Other		\$ 6,005,000	\$ -	\$ -	\$ -	\$ -	\$ 6,005,000	\$ 12,510
<b>Total Preliminary Estimated Cost</b>		\$ 18,107,200	\$ -	\$ -	\$ -	\$ -	\$ 18,107,200	\$ 37,723
Amount of PNA relating to Lead Paint/Asbestos							\$ -	\$ -
Amount of PNA relating to Section 504 Compliance							\$ -	\$ -
New Construction							\$ 500,000	\$ 1,042
<b>Total Physical Needs</b>							\$ 18,607,200	\$ -

*The public housing agency's strategy to serve the needs of extremely low-income, low-income, and moderate-income families residing in the jurisdiction served by the public housing agency (including families on the public housing and section 8 tenant-based waiting list).*

*Describe the public housing agency's strategy for addressing the revitalization and restoration needs of public housing projects within the jurisdiction and improving the management and operation of such public housing.*

The City recognizes The Housing Authority of the City of Sanford, Florida (Authority) as an integral entity in the provision of affordable housing to the lower income population. With limited CDBG funds available to the City to pursue its own needs, priorities, objectives and goals, the City encourages the Authority to seek other methods/sources of funding such as federal, local and other in its search of ways to apply for and receive the financial resources necessary for the Authority to maintain its units and meet the goals established in its CIP.

HUD on June 17, 2010, awarded \$64,843,914.00 to public housing authorities in Florida. The funds will allow these agencies to make major capital improvements to their public housing units. This funding is part of \$2.3 billion HUD awarded to 3,131 agencies across the U.S, the District of Columbia, Puerto Rico, and the U.S. Virgin Islands. The funding is allocated through HUD's [Capital Fund Program](#) that provides annual funding to public housing authorities to develop, finance, and/or modernize the public housing in their communities. This funding can be used to make large-scale improvements such as new roofs and to make energy-efficient upgrades to replace old plumbing and electrical systems. Of the \$64,843,914 to public housing authorities in Florida, The Housing Authority of the City of Sanford, Florida will be receiving \$791,021. In addition, the financial data spread sheet listed above indicates that \$ 18,107,200. Dollars has been earmarked for immediate repairs to its' public housing in all six service areas of the City.

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

The Housing Authority is improving the living environment for its extremely low -, low-, and moderate families by providing standard, affordable housing in a supportive social environment. The City of Sanford Public Housing Authority continues to provide services and self-sufficiency encouragement specifically focused on its lower income residents.

*Describe the manner in which the plan of the jurisdiction will help address the needs of public housing and activities it will undertake to encourage public housing residents to become more involved in management and participate in homeownership. (NAHA Sec. 105 (b)(11) and (91.215 (k))*

As required, both housing authorities have at least one public housing resident on their own Boards of Commissioners.

The Sanford Housing Authority has a resident advisory board that meets twice annually to advise on their Annual Plan, and they meet occasionally to advise their Board of Directors on the usage of their Capital Fund.

The Seminole County Housing Authority also has an advisory board made up of public housing residents, which meets quarterly to help in their strategic planning and in the development of their Annual Plan.

*If the public housing agency is designated as "troubled" by HUD or otherwise is performing poorly, the jurisdiction shall describe the manner in which it will provide financial or other assistance in improving its operations to remove such designation. (NAHA Sec. 105 (g))*

As of July, 2010, the City of Sanford PHA has recently lost its Executive Director. The situation will most likely be closely monitored by the Department of Housing & Urban Developments' Public Housing Officials until a replacement is hired.

## **HOMELESS**

### **PRIORITY HOMELESS NEEDS**

\*Refer to the Homeless Needs Table 1A on page 20.

The City recognizes the seriousness of homelessness within the City. With limited CDBG funds available to the City to pursue its own needs, priorities, objectives and goals, the City does not have the CDBG financial capability to address homeless needs. However, the City will always remain alert to partnership possibilities or the seeking of funding whenever those partners and funds might be available.

### **HOMELESS STRATEGY**

### **91.215 (D)**

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#### HOMELESSNESS PREVENTION

*Describe the Jurisdiction's Strategy to help prevent Homelessness for individuals and families with children who are at imminent risk of becoming homeless.*

The city has dedicated \$45,000 in its first year to leverage with Seminole County in the acquisition of a facility for transitional housing for individuals and families in the prevention of homelessness.

#### INSTITUTIONAL STRUCTURE

*Briefly describe the institutional structure, including private industry, non-profit organizations, and public institutions, through which the jurisdiction will carry out its homelessness strategy.*

The following institutional structure within in Seminole County work cooperatively to provide programs and facilities in the prevention of homelessness: The Supportive Housing Program (delivered by the Homeless Services Network of Central Florida through the Continuum of Care), [The Shelter Plus Care Program](#) (through Seminole County), [The Emergency Shelter Grant Program](#) (through Seminole County) and [Housing Opportunities for Persons with AIDS](#) (through the City of Orlando (designated as program administrator for all residents in Seminole County, Orange County, Osceola County, and the City of Orlando).

Other federal partners that also provide homeless assistance include: the [Department of Health and Human Services](#), the [Department of Education](#), the [Department of Labor](#), the [Department of Veterans Affairs](#), the [Department of Agriculture](#), and the [Interagency Council on Homelessness](#)

**DISCHARGE COORDINATION POLICY**

*Every jurisdiction receiving McKinney-Vento Homeless Assistance Act Emergency Shelter Grant (ESG), Supportive Housing, Shelter Plus Care, or Section 8 SRO Program funds must develop and implement a Discharge Coordination Policy, to the maximum extent practicable. Such a policy should include “policies and protocols for the discharge of persons from publicly funded institutions or systems of care (such as health care facilities, foster care or other youth facilities, or correction programs and institutions) in order to prevent such discharge from immediately resulting in homelessness for such persons.” The jurisdiction should describe its planned activities to implement a cohesive, community-wide Discharge Coordination Policy, and how the community will move toward such a policy.*

The City of Sanford does not receive ESG funds or any other form of McKinney-Vento Homeless Assistance funding.

**SPECIFIC OBJECTIVES/HOMELESS (91.215)**

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**PRIORITY NON-HOMELESS NEEDS 91.215 (E)**

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The city recognizes the needs for non-homeless housing services however due to limited funding availability no strategies have currently been adopted to address them at this time. As stated earlier Seminole County agencies and Public Housing Authorities address these needs on a regional basis.

The City of Sanford does not receive HOME Program funds, these services are provided on a regional basis.

**SPECIFIC SPECIAL NEEDS OBJECTIVES 91.215 (E)**

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*Identify each specific objective developed to address a priority need by number and contain proposed accomplishments and outcomes the jurisdiction expects to achieve in quantitative terms through related activities over a specified time period (i.e. one, two, three or more years), or in other measurable terms as identified and defined by the jurisdiction.  
Jurisdiction may use Table 1C to meet this requirement.*

**Estimates of Non-Homeless Special Needs**

Estimates of Non-Homeless Special Needs for the Tri County Program Area which includes the City of Sanford are as follows:

<b>SPECIAL NEEDS SUBPOPULATIONS Tri-County 2009</b>	<b>Priority Need Level High, Medium, Low, No Such Need</b>	<b>Unmet Need</b>	<b>Sheltered</b>	<b>Total</b>
Elderly over age of 80	High	3.5% of population		
Frail Elderly	High	138		
Severe Mental Illness	High	420	272	692
Veterans	High	338	225	563
Victims of Domestic Violence	Low		221	221
Persons w/ Alcohol/Other Drug Addictions	High	504	325	829
Persons w/HIV/AIDS	Low		73	73
Unaccompanied Youth	Low	-	25	25
Other				

**Priority Housing and Supportive Service Needs**

Based upon the above chart, the subpopulations identified with a high priority level are the elderly, the frail elderly, and veterans and persons with severe mental illness and substance abusers. The city may use small allocations of future funding to support the table of unmet needs.

**Basis for Assigning Priorities**

The basis for assigning the “high priority” in the identified groups listed above is the relatively high number unsheltered persons in need, compared to the availability of facilities and services. This illustrates the large gap in servicing and providing these categorical subpopulations with much needed housing and supportive services.

**Obstacles to Meeting Underserved Needs**

The chief obstacle to meeting underserved needs of all of the subpopulations shown above is the lack of adequate Federal, State, and local funding.

**Available Facilities and Services**

Facilities available to meet non-homeless needs include:

*\*PLEASE REFER TO HOMELESS INVENTORY 91.210 (C) THE RESOURCES CHARTS (TABLES) PROVIDED BY THE HOMELESS SERVICES NETWORK AND SEMINOLE COUNTY. THEY ARE LOCATED ON PAGES 30-33 OF THE PLAN.*

*Describe how Federal, State, and local public and private sector resources that are reasonably expected to be available will be used to address identified needs for the period covered by the strategic plan.*

**Obstacles to Meeting Underserved Needs**

The chief obstacle to meeting underserved needs of all of the subpopulations shown above is the lack of adequate Federal, State, and local funding.

## COMMUNITY DEVELOPMENT

### PRIORITY COMMUNITY DEVELOPMENT NEEDS 91.215 (F)

\*Refers to Table 2B or to the Community Development Table in the Needs.xls workbook

**Table 2B**

#### Priority Community Development Needs

Priority Need	Priority Need Level	Unmet Priority Need	Dollars Need	5 Yr Goal Plan/Act	Annual Goal Plan/Act	Percent Goal Completed
Acquisition of Real Property	L					
Disposition	L					
Clearance and Demolition	H		\$300,000	\$90,000	\$18,000	
Clearance of Contaminated Sites	H					
Code Enforcement	M					
Public Facility (General)						
Senior Centers	M					
Handicapped Centers	M					
Homeless Facilities	H		\$1,000,000		\$45,000	
Youth Centers	H		\$200,000		\$70,000	
Neighborhood Facilities	M		\$1,400,000	\$200,000	\$140,000	
Child Care Centers	H					
Health Facilities	H					
Mental Health Facilities	M					
Parks and/or Recreation Facilities	M					
Parking Facilities	L					
Tree Planting	L					
Fire Stations/Equipment	L					
Abused/Neglected Children Facilities	H					
Asbestos Removal	L					
Non-Residential Historic Preservation	L					
Other Public Facility Needs	L		\$120,000	\$80,000	\$23,800	
Infrastructure (General)						
Water/Sewer Improvements	H					
Street Improvements	H					
Sidewalks	M					
Solid Waste Disposal Improvements	H					
Flood Drainage Improvements	H					
Other Infrastructure	M					
Public Services (General)						
Senior Services	H		\$500,000	\$100,000	\$20,000	
Handicapped Services	M					
Legal Services	M					
Youth Services	H		\$500,000	\$100,000	\$20,000	
Child Care Services	H					
Transportation Services	L					
Substance Abuse Services	H					
Employment/Training Services	H		\$100,000	\$65,000	\$31,450	
Health Services	H					
Lead Hazard Screening	L					
Crime Awareness	H					
Fair Housing Activities	L					

Tenant Landlord Counseling	L					
Other Services						
Economic Development (General)						
C/I Land Acquisition/Disposition	L					
C/I Infrastructure Development	M					
C/I Building Acq/Const/Rehab	M					
Other C/I	L					
ED Assistance to For-Profit	L					
ED Technical Assistance	H					
Micro-enterprise Assistance	L			\$80,000		
Other Facade improvement	M					

Identify the jurisdiction's priority non-housing community development needs eligible for assistance by CDBG eligibility category specified in the Community Development Needs Table\* – i.e., public facilities, public improvements, public services and economic development.

*Describe the basis for assigning the priority given to each category of priority needs provided on Table 2B or the Community Development Table in the CPMP Tool's Needs.xls worksheet.*

**General Rationale for Allocating Investments:**

**Community Development**

The City will prioritize the use of these funds to complete revitalization of its low income neighborhoods. Capital Projects begun utilizing CDBG funds allocated to the city by Seminole County will continue to be a priority now that the City has been granted entitlement status. The needs survey conducted by the city on June 3, 2010 indicated that Community Development public facility, clearance and demolition and public services ranked among the highest priority need. The survey results are supplied in Appendix B.

**Community Development**

Through the Consolidated Plan process, needs have been recognized for the CDBG program. These needs include infrastructure improvements, public facilities and code enforcement activities in the City's low/moderate income target areas. Due to the older nature of the target areas, public facilities, infrastructure, and housing are somewhat deteriorated. The need for the demolition of unsafe structures and the potential purchase of buildable lots for affordable housing providers was also identified during the evaluation process.

The City has identified the following 5-Year Community Development Priorities and Objectives:

**Community Development Priorities:**

- Rehabilitate and upgrade the infrastructure in the low/mod target areas.
- Make improvements to or develop new public facilities.
- Provide public services to low and moderate income residents.
- Provide for the demolition and clearance of unsafe, vacant, and dilapidated structures.
- Design and install sidewalks in target areas and low income service areas

## **SPECIFIC COMMUNITY DEVELOPMENT OBJECTIVES**

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*Identify any obstacles to meeting underserved needs.*

The identified needs for community improvement are considerable however; the funding available to meet those needs is limited to CDBG, Youth Build and LIHEAP. Although other funds are derived from regional sources the addressed needs are specific to the funding programs.

*Identify specific long-term and short-term community development objectives (including economic development activities that create jobs), developed in accordance with the statutory goals described in section 24 CFR 91.1 and the primary objective of the CDBG program to provide decent housing and a suitable living environment and expand economic opportunities, principally for low- and moderate-income persons.*

### Community Development Objectives:

- Rehabilitate two streets and/or accompanying storm-water drainage facilities to eliminate deteriorating streets and flooding instances.
- Design and install 600 linear feet of sidewalks in target areas and low income service areas.
- Improve public facilities.
- Provide public services to at least 400 low/mod persons.
- Demolish and clear at least 15 unsafe, vacant, and/or dilapidated structures on a citywide basis to eliminate spot blight.

Complete and submit Table 2C Summary of Specific Objectives or, if using the CPMP Tool, the Summaries.xls worksheets.

*NOTE: Each specific objective developed to address a priority need, must be identified by number and contain proposed accomplishments, the time period (i.e., one, two, three, or more years), and annual program year numeric goals the jurisdiction hopes to achieve in quantitative terms, or in other measurable terms as identified and defined by the jurisdiction. 24 CFR 91.215(a)(4)*

**Summary of Specific Objectives  
Transition Table 2C  
Summary of Specific Housing/Community Development Objectives  
(Table 2A/2B Continuation Sheet)**

OBJ #	SPECIFIC OBJECTIVES	Sources of Funds	Performance Indicators	Expected Number	Actual Number	Outcome/Objective*
	<b>RENTAL HOUSING</b>					
	<b>OWNER HOUSING</b>					
	SENIOR CITIZEN HOUSING REHABILITATION	CDBG		40		DH-2
	<b>COMMUNITY DEVELOPMENT</b>					
	CLEARANCE & DEMOLITION	CDBG		6		SL-3
	<b>INFRASTRUCTURE</b>	CDBG				
	<b>PUBLIC FACILITIES</b>					
	HOPPER ACADEMY			1200		SL-1
	RECOVERY HOUSE OF CENTRAL FLORIDA	CDBG		100		SL-1
	REHAB FACILITY FOR YOUTH BUILD			50		SL-1
	GOLDEN RULE HOUSING			300		SL-1
	<b>PUBLIC SERVICES</b>	CDBG				
	EMPLOYMENT & TRAINING			300-400		EO-3
	SERVICES TO SENIOR CITIZENS			100		SL-1
	SERVICES TO YOUTH			100		SL-1
	<b>ECONOMIC DEVELOPMENT</b>					
	MICRO-ENTERPRISE SYSTEMS	CDBG		5		EO-3

**Outcome/Objective Codes**

	AVAILABILITY/ACCESSIBILITY	AFFORDABILITY	SUSTAINABILITY
DECENT HOUSING	DH-1	DH-2	DH-3
<b>Suitable Living Environment</b>	SL-1	SL-2	SL-3
<b>Economic Opportunity</b>	EO-1	EO-2	EO-3

**Neighborhood Revitalization Strategy Areas 91.215 (g)**

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*If the jurisdiction has one or more approved Neighborhood Revitalization Strategy Areas, the jurisdiction must provide, with the submission of a new Consolidated Plan, either: the prior HUD-approved strategy, or strategies, with a statement that there has been no change in the strategy (in which case, HUD approval for the existing strategy is not needed a second time) or submit a new or amended neighborhood revitalization strategy, or strategies, (for which separate HUD approval would be required).*

Not Applicable. The City has no Neighborhood Revitalization Areas.

**Barriers to Affordable Housing 91.215 (h)**

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*Describe the strategy to remove or ameliorate negative effects of public policies that serve as barriers to affordable housing, except that, if a State requires a unit of general local government to submit a regulatory barrier assessment that is substantially equivalent to the information required under this part, as determined by HUD, the unit of general local government may submit that assessment to HUD and it shall be considered to have complied with this requirement.*

The Sanford Comprehensive Plan Housing Element Section raises the following comments concerning potential barriers to affordable housing within the city limits “Potential Impediments to Meeting Demand. The potential hurdles include limited funding for affordable housing, implementation of policies promoting urban infill and redevelopment, and development regulations which make housing development more expensive housing. The City Commission does have the power to waive, discount, or defer impact fees for affordable housing. These programs should be reviewed for success and potential for improvement.

**Lead-based Paint 91.215 (i)**

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*Describe the jurisdiction’s plan to evaluate and reduce lead-based paint hazards and describe how lead based paint hazards will be integrated into housing policies and programs, and how the plan for the reduction of lead-based hazards is related to the extent of lead poisoning and hazards.*

The Seminole County Health Department has no tracking process for lead-based paint. It is estimated that approximately 36 % (or) 8,635 of the housing units in Sanford were built prior to 1978. Although it is possible that a majority of these contain residual lead-based paint, many have undoubtedly been repainted many times over, and have therefore have encapsulated any lead-based paint.

The overall goal of the City is to reduce or eliminate lead-based paint hazards and prevent childhood lead poisoning. This will be accomplished through a coordinated effort of public and private sectors. All housing proposed for rehabilitation is screened by the year built to determine possible LBP hazard. The owner is given the EPA Fact Sheet - *Identifying Lead Hazards in Your Home* and the EPA publication - *Protect Your Family From Lead In Your Home*. During the feasibility inspection, if the inspector identifies a potential LBP problem, he notifies the owner and may test the suspect area with a swab or take a sample to be processed through the County Health Department.

In every program where federal funds are expended on a housing unit, the City incorporates the current procedures for hazard reduction or LBP abatement guidelines as defined in 24 CFR Part 35.

Actions proposed or being taken to evaluate and reduce lead-based paint hazards

Due to funding limitations, the City, in conjunction with Seminole County occasionally funds and subsidizes city based affordable housing development. This is accomplished through the encouragement and development of new affordable units, or the rehabilitation of existing units built after 1977, as opposed to rehabilitating pre-1978 units, both for renters and homebuyers, in order to increase the inventory of lead-free housing units. However, since the City and or Seminole County also accepts and occasionally funds proposals to renovate existing housing units (sometimes built prior to 1978), all housing units built prior to 1978 will be comprehensively tested for lead-based paint. If such units contain lead-based paint and are approved for funding, then they will be dealt with by encapsulating, abating, or clearing the lead-based paint. Housing units with chipped or peeling lead-based paint will be avoided to the extent feasible and possible, due to the anticipated expense, and owners of such units will be encouraged to eliminate any hazards. In all situations, the City will comply with Federal regulations (24 CFR 35) in dealing with lead-based paint in residential properties. Any treatment or abatement of lead-based paint will be funded by participating agencies, but closely monitored by the City and Seminole County.

**Antipoverty Strategy 91.215 (j)**

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*Describe the jurisdiction's goals, programs, and policies for reducing the number of poverty level families (as defined by the Office of Management and Budget and revised annually*

Recognizing that poverty is a complex issue and even more so during the recent economic downturn, the City of Sanford will continue to consider prioritizing projects that are targeted towards individual self-sufficiency, economic improvement and social service opportunities.

Because the City of Sanford and Seminole County now receive separate CDBG funds; they are therefore governed by different authorities. However, both jurisdictions will continue to work diligently to complement and maximize the efforts of each entity to ensure a seamless coordination of services.

Sanford's Anti-Poverty Strategy is intended to reduce the number of people earning at or below low poverty level wages and/or at risk of homelessness. Consequently, this Strategy incorporates community activities intended to reduce the number of poverty level families and households in Sanford through the efforts of regional organizations as well such as: Habitat for Humanity in Seminole County, and the Homeless Services Network of Central Florida programs.

In addition, through its yearly Action Plan the City plans to target its Public Service funding to provide programs to enhance self sufficiency, social and economic improvement opportunities such as Employment and Job Training, Services for Youth and Seniors .

The City of Sanford also supports the efforts of the following agencies with respect to fighting poverty and improving social and networking relationships in serving our most vulnerable residents:

- Golden Rule Housing & Community Development Corporation (specializing in Affordable Housing for lower income people).
- Rescue Outreach Mission (men's shelter and women's and children's homeless shelter).
- Housing Authority of the City of Sanford (public housing).
- Brothers Keepers, Inc. (substance abuse non-profit service organization).
- Recovery House of Sanford (transitional housing for men recovering from alcohol and drug addiction).
- The Center for Affordable Housing (non-profit CHDO of Seminole County).

As an important component of economic development efforts, Seminole State College located in Sanford provides a Small Business Development Center (BDC) which teaches potential business people how to successfully start a new company. The BDC also provides customized job training programs that train local residents (most of whom are unemployed or underemployed) to take specific jobs at new or expanding programs.

In conjunction with the State WAGES, Welfare to Work program, the City as well as Seminole County, through Seminole State College provides both life skills and customized job training for the City as well as Seminole County low-income residents. These courses are designed to help under-skilled workers obtain jobs in the private sector

*Identify the extent to which this strategy will reduce (or assist in reducing) the number of poverty level families, taking into consideration factors over which the jurisdiction has control.*

Although the City of Sanford has limited resources to fight poverty, it strongly supports the coordination of this anti-poverty effort and strategy. Due to regional, county and local efforts, poverty is more effectively wiped-out through the provision of strong networking systems which deliver social programs, affordable housing and economic opportunities geared to enhance, support and attain a higher more satisfying quality of life for individuals in need.

## **Institutional Structure 91.215 (k)**

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*Provide a concise summary of the institutional structure through which the jurisdiction will carry out its consolidated plan, including private industry, non-profit organizations, community and faith-based organizations, and public institutions.*

*Provide an assessment of the strengths and gaps in the delivery*

*Describe efforts to enhance coordination with private industry, businesses, developers, and social service agencies, particularly with regard to the development of the jurisdiction's economic development strategy. (91.215(l))*

### **Institutional Structure:**

The Consolidated Plan is prepared and implemented by the City's Community Improvement Department. This office is responsible for the implementation of CDBG funds. The CD staff includes personnel who implement some activities directly, and work with and through sub-recipients on other activities. Public and Housing Service providers working closely with City officials include:

- Habitat for Humanity in Seminole County,
- GoldenRule Housing & Community Development Corporation (specializing in Affordable Housing for lower income people).
- Rescue Outreach Mission (men's shelter and women's and children's homeless shelter),
- Housing Authority of the City of Sanford (public housing),
- Brothers Keepers, Inc.( a substance abuse non-profit service organization),

- Recovery House of Sanford (transitional housing for men recovering from alcohol and drug addiction), and
- The Center for Affordable Housing (non-profit CHDO of Seminole County).

### **Housing and Community Development Providers**

Institutional capacity to carry out the City's housing and community development programs includes developers, lending institutions, real estate professionals, local governments, community based service organizations, nonprofit organizations, and providers of professional services.

### **Private Industry**

The housing delivery system in Sanford has traditionally been the domain of both the public and private sectors. A robust residential market, particularly for suburban single-family construction, spurred growth of the development community until 2007, when the economy downturned. The projected number of households residing in the city is expected to grow at a much reduced rate by 2015 as evidenced by the widespread housing slump and foreclosure vacancy rates.

### **Nonprofit Organizations**

There are a small number of nonprofits operating within Sanford for the express purpose of providing social and community development services. However, the primary social service provider to Sanford citizens is the countywide Meals on Wheels Program. Types of services offered include congregate meals, social programs, housing repair (Weatherization Program), transportation (for the disabled and senior citizens), nutrition (food bank and commodities), and home services (personal care, homemaking, companionship, etc), toddler, preschool and afterschool nutrition program.

The Homeless Services Network of Central Florida works with homeless service agencies and advocacy groups, interested individuals, to provide grant application funding in the support of activities for the homeless. This coalition offers all nonprofits who serve the homeless population the opportunity to share information and resources and to coordinate activities in a manner that best meets the needs of their client population in a continuum of care.

*Provide an assessment of the strengths and gaps in the delivery*

#### Strengths and Gaps in The Delivery System:

##### Strengths:

Although funding is limited, the City's biggest strength is the strong support by its local governments for housing and community development activities, and a growing relationship between the public sector and the private sector.

Relatively strong relationships are maintained with Meals and Wheels, Etc, .Inc. and Homeless Services as well other nonprofits serving the homeless and populations with special needs. The City has established cooperative relationships with both public and private sector agencies over the past few years. In addition, the City has supported nonprofits' efforts in service delivery without becoming involved in the shelter operations and will continue to provide supportive services such as (drop-in shelters, food services, etc.). With limited funding, City staff will continue to work with these agencies to build capacity.

Gaps:

Due to the slumping economy and the relatively small size of Sanford, a strong nonprofit housing development community does not currently exist. During the last two years the State

Housing Initiatives Partnership (SHIP) funds have not been available for new housing construction and rehabilitation. At this juncture it is doubtful that additional funding through this program will be forthcoming therefore other venues must be searched for affordable housing opportunities.

Strategy to Overcome Gaps:

The City will:

- Continue to seek individuals or groups with specific housing interests that address priority concerns and encourage them to become active nonprofit providers, and encourage developers to apply for federal housing assistance.
- Encourage very low-income families, unable to locate affordable housing, to utilize public housing and Section 8 vouchers, when available, while gaining the skills and/or education to transition to economic independence. Two Housing Authorities are located within Seminole County for the provision of housing assistance.
- Enhance the preservation of existing housing to meet the needs of low/mod households through a limited housing rehabilitation program.
- Continue to provide incentives for the construction of affordable housing through partnering with Habitat for Humanity.

Public housing delivery system strengths and gaps

- The Housing Authority of the City of Sanford has 480 units and 90 Section 8 Vouchers for a total of 570 units plus vouchers. This strength provides 480 units of affordable public housing to low income families.
- The public housing units are located within the City of Sanford providing local rental housing.
- These units are instrumental in keeping rents affordable
- A public partnership has been formed between the Housing Authority of the City of Sanford and its police department in an effort to reduce incidents of violence and criminal activity.
- While the Housing Authority of the City of Sanford only has 90 Section 8 vouchers, the Seminole County Housing Authority has available at total of 334 Section 8 vouchers and 30 public housing units. These two agencies complement each other in the fact that one agency has a large number of public units in one location and the other is able to supply vouchers necessary for low income families to locate anywhere within the confines of Seminole County.
- Both county and city housing authorities report that funds are not sufficient to effectively cover their maintenance and rehabilitation costs.
- Both locally and nationally it is well noted that Housing Authorities are in dire need of additional Section 8 Voucher funding.

## **Coordination 91.215 (I)**

*Describe the efforts to enhance coordination between public and assisted housing providers and governmental health, mental health, and service agencies.*

The City may contemplate creating a partnership program that will include meetings of housing providers and service agencies. These meetings could be potentially invaluable in sharing information concerning programs and challenges and operations.

*Describe efforts in addressing the needs of persons that are chronically homeless with respect to the preparation of the homeless strategy.*

The chronically homeless population receives much attention in the tri-county (Seminole, Orange and Osceola) area of Central Florida by the Homeless Services Network which develops homeless strategies, of which Sanford is now a participating member. Seminole County receives HUD Shelter + Care funding to assist a subpopulation of the chronic homeless population. The City will work with the County in its attempts to addressing the needs of the chronic homeless in Sanford.

*Describe the means of cooperation and coordination among the state and any units of general local government in the metropolitan area in the implementation of the plan.*

With Sanford as a CDBG entitlement community, the State of Florida is now an integral part of the City's housing and community development efforts, as many of the social service programs that serve low- and moderate-income persons are funded by, or through, the State. In addition, the State's affordable housing program, known as SHIP, is an incredible resource for providing affordable housing for special needs populations as well as low and moderate income residents. As an entitlement community, Sanford is now entitled to SHIP funding should the Legislature reinstate funding in the future. The State also allocates housing credits, distributes disaster relief funds, provides predevelopment (housing) loans, and allocates a separate amount of HOME funding.

Cooperation and coordination with the State is essential to the continued success of the County's housing and community development programs, and to successful implementation of the plan.

*Describe efforts to enhance coordination with private industry, businesses, developers, and social service agencies, particularly with regard to the development of the jurisdiction's economic development strategy.*

The City has a significant economic development program that works directly with private industry, businesses, and developers. The physical revitalization of the downtown area is an indication of the strength and commitment of its economic development initiatives. The City's economic development programs and processes identify workforce needs, and in addition, the City works with the local colleges to provide workforce training and other services to enable residents to compete for jobs.

*Describe the jurisdiction's efforts to coordinate its housing strategy with its transportation planning strategies to ensure to the extent practicable that residents of affordable housing have access to public transportation.*

Access to public transportation is always a difficult topic in Florida, particularly in large, suburban areas. In evaluating potential sites for housing funding, City staff will always consider the topic of transportation as an important factor in its housing activities.

## **Monitoring (91.230)**

*Describe the standards and procedures the jurisdiction will use to monitor its housing and community development projects and ensure long-term compliance with program requirements and comprehensive planning requirements.*

### **3-5 Year Strategic Plan Monitoring response:**

#### **MONITORING:**

The City will monitor and evaluate program participants. Such a process involves monthly activity reporting, telephone contacts, written communication, analysis of reports and audits, on site visits, and meetings when applicable. The primary goal of monitoring will be to test capacity, identify deficiencies, and advocate modifications to improve, reinforce or augment participant performance. Internal and external agencies and departments will be subject to this review. As part of this process, the City will watch for evidence of fraud, waste and mismanagement or for situations with potential for such abuse. The emphasis will be on prevention, detection and correction of problems to ensure program success.

This proactive approach in the project management process will serve to identify timeliness and successful performance as well as identify the potential of a problem or problems allowing intervention by staff to mitigate deficient performance.

The City of Sanford will monitor each program participant annually, or more frequently if circumstances should require (high risk activities, new sub-recipients, high turnover within organizations, etc.), in order to review the scope of service terms included in their agreement with the City, and to determine the possibility of future funding. The purpose of this monitoring is to measure compliance with the requirements of the federal program. Such review will include desk audits and on-site examinations.

In addition to the above, any sub-recipient determined to be in need of and/or requesting additional training on how to meet grantee and federal requirements will receive technical assistance in the form deemed most appropriate to the circumstances by department staff.