

## CR-05 - Goals and Outcomes

### Progress the jurisdiction has made in carrying out its strategic plan and its action plan. 91.520(a)

This could be an overview that includes major initiatives and highlights that were proposed and executed throughout the program year.

The Consolidated Annual Performance and Evaluation Report (CAPER) is an annual report for the City of Sanford's Community Development Block Grant Program (CDBG). The report describes the year-end status of all activities. The report covers the activities that were underway between October 1, 2021 and September 30, 2022. Some of these activities may have been tied to previous grant years and previous Consolidated Plans.

**UPDATE** The City of Sanford's Community Development Block Grant (CDBG) total allocation for FY 2021-2022 was \$527,636.00 this does not include the \$ **UPDATE** received in CDBG-CV (Cares Act) funding. At the end of the previous program year (2021-2022) there was a balance in the amount of \$ **UPDATE** in unexpended CDBG funds.

CARES Act activities program year 2021-2022, the City received CV funds to fund activities that prevent, prepare for and respond (PPR) to COVID-19. CDBG-CV funded the Mortgage Assistance & Foreclosure Prevention (MA&FP) program which assisted six (6) LMI families affected by the pandemic and were financially distressed and/or unable to make payments for mortgage. CDBG-CV funds were also utilized to for public service activities that prevent, prepare for and respond (PPR) to COVID-19, serving 6,856 families. CARES Act funds and activities are reported further below in this section.

The City continued to focus its attention on improving historically underserved neighborhoods of Sanford, primarily, Goldsboro and Georgetown. The neighborhoods are identified as primary target areas in the City's CDBG Five Year Consolidated Plan. The 2020-2024 Consolidated Plan has been submitted, outlining and identifying the high priority goals related to providing decent affordable housing opportunities through the homeowner occupied housing rehabilitation program, providing supportive services through public services grants that seek to create suitable living environment and maintain sustainability within the targeted areas.

For the CDBG program, the highest priorities are:

- Develop and preserve decent, safe, and affordable ownership housing
- Supportive services
- Housing Rehabilitation

- Economic Development

During the consolidated planning period, the City continued to encourage economic development and provide assistance to small businesses in the area. **Five (5) local businesses were able awarded economic development grants in District Two.**

The accomplishments and progress of year one of the Five-Year Consolidated Plan activities are described below in Table 1 – City of Sanford CDBG Accomplishments– Program Year & Strategic Plan to Date. This table demonstrates the actual accomplishments in meeting Strategic Plan and Action Plan goals during program year 2021-2022.

Post global pandemic, and the interruptions of the previous year the City continued with the completion and services of the planned projects/activities.

**Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)**

Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee’s program year goals.

| Goal                 | Category                          | Source / Amount | Indicator   | Unit of Measure     | Expected – Strategic Plan | Actual – Strategic Plan | Percent Complete | Expected – Program Year | Actual – Program Year | Percent Complete |
|----------------------|-----------------------------------|-----------------|---|---------------------|---------------------------|-------------------------|------------------|-------------------------|-----------------------|------------------|
| Administration       | Administration                    | CDBG: \$        | Other   | Other               | 1                         | 1                       | 100.00%          | 1                       | 1                     | 100.00%          |
| Economic Development | Non-Housing Community Development | CDBG: \$        | Facade treatment/business building rehabilitation | Business            | 3                         | 5                       | 100.00%          |                         |                       |                  |
| Economic Development | Non-Housing Community Development | CDBG: \$        | Businesses-assisted                               | Businesses Assisted | 3                         | 1                       | 33.33%           | 3                       | 1                     | 33.33%           |

|  |                                   |             |  |                        |               |               |         |     |               |        |
|--|-----------------------------------|-------------|--|------------------------|---------------|---------------|---------|-----|---------------|--------|
| Economic Development                       | Non-Housing Community Development | CDBG: CV \$ | Businesses-assisted  | Businesses Assisted    |               |               |         |     |               |        |
| Expanding Affordable Housing Homeownership | Affordable Housing                | CDBG: \$    | Homeowner Housing Added  | Household Housing Unit | 5             | 0             | 0.00%   |     |               |        |
| Homeowner Occupied Housing Rehabilitation  | Affordable Housing                | CDBG: \$    | Homeowner Housing Rehabilitated  | Household Housing Unit | <del>10</del> | <del>11</del> | 100.00% | 10  | <del>11</del> | 90.00% |
| Public Facilities                          | Non-Housing Community Development | CDBG: \$    | Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit | Households Assisted    | 0             | 0             |         |     |               |        |
| Public Services                            | Non-Housing Community Development | CDBG: \$    | Public service activities other than Low/Moderate Income Housing Benefit             | Persons Assisted       | 200           | 24            | 100.00% | 200 | 24            | 12.00% |
| Public Services                            | Non-Housing Community Development | CDBG: \$    | Public service activities for Low/Moderate Income Housing Benefit                    | Households Assisted    | 000000        |               |         |     |               |        |

Table 1 - Accomplishments – Program Year & Strategic Plan to Date

**Assess how the jurisdiction's use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.**

The City of Sanford used its FY 2021-2022 CDBG funds primarily for public services created with subrecipient agencies whose commitment to provide services to our low/mod income residents and services to the unsheltered. Funds were also used to provide public services through subrecipient agreements with nonprofit partners. A total of 24 low and moderate income households benefited from CDBG public services.

During 2020 the City is reviewed and restructured the Economic Development program, the adjustments expanded opportunity for mobile business to apply for grant funds.

Restraints in the amount of CDBG funding available resulted in allocation of funds for activities that would address identified as the highest priority needs. In addition, Housing rehabilitation and reconstructions have doubled in cost and are in the proximity of \$100,000 to \$350,000 per unit. Reducing the number of households that can receive assistance during a given program year. Housing repair programs are a high priority in Sanford because of the aged housing stock in the City. Housing rehabilitation and reconstruction projects provide a visible and tangible impact at the individual, neighborhood and community level. A total of nine (9) low/income households benefited from housing services.

Cares Act funds have been allocated to the Mortgage Assistance & Foreclosure Prevention program. A total of six (6) additional LMI families received CDBG-CV housing services activities that prevent, prepare for and respond (PPR) to COVID-19. Add additional subawards.

## CR-10 - Racial and Ethnic composition of families assisted

Describe the families assisted (including the racial and ethnic status of families assisted).

91.520(a)

|   | CDBG        |
|---|-------------|
| White                                     | 2740        |
| Black or African American                 | 3357        |
| Asian                                     | 68          |
| American Indian or American Native        | 49          |
| Native Hawaiian or Other Pacific Islander | 5           |
| <b>Total</b>                              | <b>6219</b> |
| Hispanic                                  | 497         |
| Not Hispanic                              | 5722        |

Table 2 – Table of assistance to racial and ethnic populations by source of funds

### Narrative

Due to variations in reporting accomplishments data into IDIS database, this number may represent individuals served or families served, depending on the type of activity and the reporting requirements for that specific activity. The PR 23 reveals that 6,168 persons were assisted with CDBG funds during FY 2021/2022. The activities completed in FY 2021-2022 will differ from FY 2021/2022 PR23 & PR26 reports as a result of CDBG funds not actively available to be drawn, the post effects of the global pandemic, followed up staff turnover, created challenges, with the completion and services of our many planned projects/activities.

## CR-15 - Resources and Investments 91.520(a)

### Identify the resources made available

| Source of Funds | Source           | Resources Made Available | Amount Expended During Program Year |
|-----------------|------------------|--------------------------|-------------------------------------|
| CDBG            | public - federal | 527,636                  | <b>UPDATE</b>                       |

Table 3 - Resources Made Available

### Narrative

The City of Sanford will concentrate Community Development funding and improvements within City Commission District Two during the 2020-202024 Consolidated Planning Period. District Two includes the Goldsboro and Georgetown neighborhoods. Both neighborhoods have high concentrations of minorities and low and moderate income households. According to the PR-26 Report, \$**UPDATE** has been expended in FY 2021/2022.

Sanford Commission District two includes the Goldsboro, Georgetown, Academy Manor, Pinehurst, Dreamworld, San Lanta and Country Club neighborhoods. The district is an area of focus because of the high concentration of low and moderate income households and high level of unmet needs that can be met with CDBG funded activities.

### Identify the geographic distribution and location of investments

| Target Area  | Planned Percentage of Allocation | Actual Percentage of Allocation | Narrative Description  |
|--------------|----------------------------------|---------------------------------|--|
| District Two | 25                               |                                 | Housing Rehabilitation, Public Services and Economic Development |
| Georgetown   | 25                               |                                 | Housing Rehabilitation & Public Services                         |
| Goldsboro    | 50                               |                                 | Housing Rehabilitation & Public Services                         |

Table 4 – Identify the geographic distribution and location of investments

### Narrative

Commission District Two encompasses Georgetown and the Historic Goldsboro neighborhoods. Both areas have a high concentration of low and moderate income households and have historically been underserved. Goldsboro has the highest residents below the poverty level in the City of Sanford and Georgetown has the second highest number of residents below the poverty level. These two communities extend just beyond the City of Sanford's Community Redevelopment Area (CRA) district. Both neighborhoods have significantly aged housing stock and considerable infrastructure needs.

## Leveraging

**Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.**

The City of Sanford only receives CDBG funding which does not have a match requirement. The City encourages agencies receiving public services funding to leverage CDBG funding with in-kind or financial resources. In addition, the City of Sanford seeks to leverage in-kind services through partnerships with faith based and other agencies.

The City of Sanford, through their Public Works department, provide drainage and water management improvements District Two residents benefitting the low/mod income community.

In addition, several county owned lots are located within the city limits of Sanford. The lots are made available through Seminole County's vacant lands program.

~~There are seven (7) lots available in Sanford. Under the Choice Neighborhood Transformation plan, submitted and accepted in 2018, two (2) lots have been identified as potential sites for affordable housing projects.~~ **UPDATE**

**UPDATE** Sixty affordable family units have been completed at Monore with contracts underway for additional affordable housing projects at five (5) identified lots. **UPDATE** Within the next two (2) years, there will be upwards of 300 plus affordable family units in the City of Sanford as a result of the five (5) year Goldsboro Transformation Plan.

## CR-20 - Affordable Housing 91.520(b)

Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.

|  | One-Year Goal | Actual                 |
|--|---------------|------------------------|
| Number of Homeless households to be provided affordable housing units      | 0             | <b>UPDATE</b> 0        |
| Number of Non-Homeless households to be provided affordable housing units  | 0             | <b>UPDATE</b> 0        |
| Number of Special-Needs households to be provided affordable housing units | 0             | 0                      |
| <b>Total</b>   | <b>0</b>      | <b>UPDATE</b> <b>0</b> |

Table 5 – Number of Households

|   | One-Year Goal | Actual        |
|---|---------------|---------------|
| Number of households supported through Rental Assistance              | 0             | 0             |
| Number of households supported through The Production of New Units    | 0             | 0             |
| <b>Number of households supported through Rehab of Existing Units</b> | <del>10</del> | 9             |
| Number of households supported through Acquisition of Existing Units  | 0             | 0             |
| <b>Total</b>  | <b>10</b>     | <b>UPDATE</b> |

Table 6 – Number of Households Supported

**Discuss the difference between goals and outcomes and problems encountered in meeting these goals.**

During FY 2021-2022 the City of Sanford CDBG program exceeded the planned goal for the number of households served with rehabilitation of existing units through the Minor Home Repair rehabilitation/reconstruction program. Income constrained households that needed costly repairs to their owner-occupied homes were given grants up to \$20,000 to complete up-to 2 separate trades (roof, HVAC, plumbing, etc.) to maintain the condition and affordability of their units.

Post the effects of the global pandemic and staff turnover, created challenges and delays with the commencement of services and completion of our many planned projects/activities.

The housing stock within Sanford is significantly aged requiring more extensive repairs than can be achieved through the Minor Home Repair program. The substantial housing repair and reconstruction



projects are more costly and will result in a reduction in the total number of houses completed. The City approved shifting the emphasis of its housing repair program to substantial housing rehabilitation and reconstruction; however, in March 2020, COVID-19 was announced resulting in many CDBG program and activities coming to a sudden halt. Making the adjustments to the COVID world took some time and slowly the program began to operate on a reduced bases. In summary, bringing the program back to the City of Sanford, combined with staff turnover, COVID, 2021/2022 was a challenging and a interrupted program year, resulting in some of the repairs halted and reinstated when orders were lifted. **With the cost of materials rising the City will continued it's primarily focus on minor home repairs, up-to two trades, for owner occupied homes.**

**Discuss how these outcomes will impact future annual action plans.**

The outcomes realized for the affordable housing programs in the City of Sanford is expected to result in fewer houses receiving assistance in future action plans because housing **rehabilitations cost continues to rise and can range in cost from \$100,000 to \$325,0000**. Although the substantial rehabilitation or reconstruction of units could provide more of a visual impact in target area, the Minor Home Repair program covers greater areas of benefit.

**Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.**

| Number of Households Served | CDBG Actual | HOME Actual   |
|-----------------------------|-------------|---------------|
| Extremely Low-income        |             | <b>14</b>     |
| Low-income                  |             | <b>20</b>     |
| Moderate-income             |             | <b>0</b>      |
| <b>Total</b>                |             | <b>UPDATE</b> |

**Table 7 – Number of Households Served**

**Narrative Information**

**UPDATE** In FY 2021-2022, a total of **9 household were assisted; eight (8) were low/mod income and one (1) was** extremely low income. Services provided through CDBG Homeowner Minor Home Program.

There were no subrecipient services provided through CDBG Public Services.

## **CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)**

**Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:**

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

The City of Sanford currently has limited funding devoted to homeless services, but the housing rehabilitation program provides repairs that in some cases, can prevent homelessness, by improving substandard housing conditions. County Emergency Solution Grant funding can be used Countywide. A homeless shelter is located in the Historic Goldsboro area. The City makes regular service referrals to the Rescue Outreach Mission to assist homeless individuals and families. The City of Sanford participates in the Continuum of Care (COC). The Homeless Services Network (HSN) of Central Florida serves as the lead agency for the Continuum of Care agency. HSN implements street outreach activities and report the latest Point-in-Time (PIT) survey to assist the local non-profit homeless service providers in developing and implementing strategies.

The City of Sanford has established a Homeless Task Force to assess the homeless activities in the City, identify gaps in services, and develop strategies to move the chronic homeless out of camps and the downtown area. During the past year, the City worked collaboratively with the homeless services providers to successfully relocate 6 homeless individuals from homeless camps.

**UPDATE** The City renewed service agreement with Seminole Action Coalition Serving Our Needy (SACSON) to print information cards to identify services available for the needy and homeless. The services include housing/counseling, healthcare, food/clothing/hygiene, and meal sharing locations. The brochure is printed in both English and Spanish.

**UPDATE** The City is in the process of transferring the deed of two duplexes renovated through the NSP-3 program to a non-profit organization to assist with housing homeless families.

**UPDATE** During the FY 2019/2020 program year, Seminole County provided rapid re-housing activities, including case management and assessment through the ESG program. In response to the COVID-19 Health Crisis, Seminole County allocated a portion of its ESG-CV allocation to provide street outreach and assistance to prevent the spread of the virus at a local homeless drop in center. Seminole County also developed a rapid re-housing program aimed specifically at homeless individuals. The rapid re-housing for homeless individuals is the only program of its kind in this region.

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

Due to lack of funding sources, the City of Sanford does not administer any internal programs or services that provide a direct benefit to homeless persons. Seminole County, in partnership with three local non-

profit homeless services providers, has provided ESG funding to assist homeless persons who need shelter or are residing in emergency shelters or transitional housing facilities. The County provided **UPDATE** \$36,000 in ESG funding to Safehouse for eligible operation and maintenance expenses. These funds supported the sheltering of 254 homeless persons at the domestic violence shelter facility owned by the non-profit. Finally, the County awarded \$30,000 in ESG funding to Recovery House for eligible operation and maintenance expenses. The agency assisted 193 homeless individuals in need of shelter at their facility owned and operated by the agency. In addition, 10 households were assisted with emergency bridge housing assistance. According to the Homeless Management Information System (HMIS) data reports uploaded into the SAGE system, county and city homeless persons were assisted with emergency or transitional shelter. In addition, Embrace Families provided rapid rehousing services to 14 households and 68 individuals. Seminole County also provided additional assistance using general revenue funds to an emergency shelter through its Community Services Agency (CSA) Program which provides for essential services to meet the unmet needs of the community. Over \$175,000 was allocated and distributed to area non-profits that provide emergency and transitional shelter through the CSA program.

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

The City of Sanford currently has limited funding devoted to homeless services, but their housing rehabilitation programs provide repairs that in some cases, can prevent homelessness, by improving substandard housing conditions. City residents are also eligible to apply for rental assistance, utility assistance, and family self-sufficiency programs operated by Seminole County Community Services. While these programs are not designated as homelessness prevention, they assist households from losing housing by the nature of the activities they fund.

The City continues to work with the Sanford Homeless Task Force to find an adequate facility to accommodate a “Day Center” for the chronic homeless.

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

Chronically homeless individuals and families, unaccompanied youth and veterans in Sanford benefit

from the homeless services that are funded by Seminole County Community Services programs. All of Seminole County's affordable housing strategies and funding sources are available to assist in the efforts of helping homeless persons make the transition to permanent housing and independent living, but there are no current affordable housing strategies specifically directed toward homeless persons during this current five (5) year planning period. The City and the County rely on its non-profit homeless services provider partners and the local Continuum of Care agency to implement affordable housing activities that directly affect the homeless populations that they serve. Eligible affordable housing providers are encouraged to apply for annual funding allocations to promote and implement affordable housing activities, for all segments of the population, during the City's advertised Request for Applications (RFA) procurement process each fiscal year. Applications received are evaluated based on project scoring criteria, developed by the City, and determined to be awarded or denied based on HUD regulated program criteria.

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## CR-30 - Public Housing 91.220(h); 91.320(j)

### Actions taken to address the needs of public housing

**UPDATE** The City has partnered with the Sanford Housing Authority in the redevelopment of Redding Gardens. A developer has been selected and the designs for a 90 unit senior housing complex was approved by Planning and Zoning. The developer has secured the necessary funding and the ground breaking occurred the first quarter of 2019.

**UPDATE** The City is working with private developers to build affordable rental units to include several duplexes and a 16-unit senior housing complex in the CDBG target area.

**UPDATE** The application process for the Georgetown senior housing complex started August 17, 2020 according to the interim head of the Sanford Housing Authority. The acting executive director of the Sanford Housing Authority Mr. Ayub Fleming, added that they are currently working on the website and the initial process will be online.

**UPDATE** ~~Georgetown Square a \$14.8 million for low-income senior housing apartment complex consists of 90 one and two bedroom apartments that were completed December 2020. Most of the funding for Georgetown Square Apartments on Locust Avenue in Sanford came from housing credits. Other financing came from long term debt and a \$1 million grant from the Florida Housing Finance Corporation.~~

~~The old Redding Gardens was one of six (6) Sanford Housing Authority developments demolished in the City of Sanford. Conditions in the buildings were deteriorating. Money from U.S. Housing and Urban Development paid for the demolition. Seventy five residents were relocated from Redding Gardens through the Section 8 housing program.~~

~~The new Georgetown Square Apartments are the first new affordable senior housing built since the demolition. Residents must be 55 and older. The new apartments provide low income senior residents with an affordable and modern housing option that's within walking distance of Sanford's downtown and other neighborhood amenities.~~ **UPDATE** Construction began in spring 2019 and was developed by Gardner Capital of Florida, Duvernay and Brooks.

**UPDATE** ~~The Orlando Housing Authority began work through the interlocal agreement with the Sanford Housing Authority, HUD provided Section 8 credits to the OHA for people who were relocated. Sanford Housing Authority pledged to reinvest 106 HUD vouchers into the Sanford community.~~

Georgetown Square required 28 project vouchers, and there are plans to use more on the six (6) housing sites that were demolished. **More of those tax credits will be used on the former Lake Monroe Terrace property near the Amtrak station. Plans call to develop a third of that property for a 64 unit multifamily**

new housing complex called Monroe Landings.

The City of Sanford continues to implement priorities in the Choice Neighborhood Initiative (CNI) Planning Grant from HUD that the Sanford Housing Authority and City of Sanford received in 2016 after a national competition. The \$500,000 CNI planning grant plus \$450,000 in local matching funds increased the total funds for the comprehensive plans to \$950,000. The Transformation Plan revitalizes not just housing, but the community of Goldsboro as a whole.

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

**UPDATE** The City of Sanford collaborated with the Housing Authority to encourage input and participation from public housing residents, as it relates to the new Choice Neighborhoods Planning Grant. The residents are important stakeholders in the process and are provided with information and community resources to encourage homeownership. In collaboration with Habitat for Humanity, three (3) homes were built for low-income first time homeowners. ~~Additional plans to build five (5) more homes were impacted by the shutdown of operations and mandated stay at home orders due to COVID-19. The shutdown limited staff, developers, contractors, and others the ability to continue working with Habitat for Humanity to build affordable homes.~~

### **Actions taken to provide assistance to troubled PHAs**

**UPDATE** ~~The Sanford Housing Authority is not currently designated as troubled; however, Sanford Housing Authority is currently undergoing a re-organization and does not currently own or operate any public housing units or administer any Section 8 Housing Choice Voucher programs for very low and low-income residents.~~

~~The Orlando Housing Authority, in partnership with the Sanford Housing Authority, is currently administering the Section 8 Housing Choice Voucher program for very low and low-income residents in Sanford. The Orlando Housing Authority have standard performance ratings as documented by the HUD Public and Indian Housing Information Center. Sanford Housing Authority and the City of Sanford recently received a Choice Neighborhood Planning grant to help improve housing in Sanford. The City of Sanford is the co-applicant on the Choice Neighborhood Initiative (CNI) Grant and an active participant in the planning initiative. The CNI initiative concluded and the report was submitted to HUD in June, 2018, as required.~~

~~Under the CNI partnership the Sanford Housing Authority and City of Sanford continues to provide [www.choosegoldsboro.com](http://www.choosegoldsboro.com) websites for residents in the Goldsboro Neighborhood to follow the progress on the Plan.~~

## **CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)**

**Actions taken to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment. 91.220 (j); 91.320 (i)**

**UPDATE** The City of Sanford strives to address and overcome obstacles to meeting the underserved needs of the community by working with public and private sector organizations that provide a direct service or benefit to underserved residents. All of the City's planned goals and objectives identified in the 2021-2022 Annual Action Plan and the 2020-2024 Consolidated Plan are linked directly with the priority needs identified in all of the low-mod income target areas county-wide. In the event that a particular target area is identified as an underserved community or a particular segment of the population is identified as underserved, the City will take all necessary actions to address those needs with federal program funding, when available.

### **Actions taken to address obstacles to meeting underserved needs. 91.220(k); 91.320(j)**

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

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

**UPDATE** The City of Sanford's Lien Amnesty Program reduced property enforcement liens bringing them into compliance with the City Codes. During the FY 2019, the program helped generate \$123,555 in outstanding liens and bring 30 properties into code compliance. Without this special program, liens would continue to accumulate and ultimately prevent development.

The City continues to examine methods and unit designs to make effective use of vacant, undersized infill lots within the Choice Neighborhood areas in the Goldsboro community. In addition to these ideas and standards, Sanford is seeking to have a mix of single family and multifamily housing units. The Transformation Plans and schematics have been presented at community meetings and stakeholder meetings during the 2018-2019 program year.

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**UPDATE** The City of Sanford re-evaluated its housing rehabilitation program needs after finding that there were a large number of case denials for the Minor Home Repair Program (MHRP). Cases were denied for several reasons, primarily because the repair needs far exceeded the \$20,000 per unit cap for the MHRP. The City, with feedback from the community changed the focus of their housing program to focus on larger rehabilitation or reconstruction activities that would provide a larger visual impact on

the target areas. During FY 2020-2021 the City emphasized on providing housing rehabilitation and reconstruction assistance. Two (2) homes currently being reconstructed with a completion date set for spring of 2023. However impacted by global pandemic, staff turnover and limited developers, contractor and others the ability to continue working caused some delays in the commencement to reconstruct the homes.

### **Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)**

All affordable housing projects funded by the City of Sanford CDBG funds, will be conducted in accordance with the City of Sanford and Seminole County's Lead Based Paint (LBP) identification and abatement standards. The City of Sanford requires that all contractors complete a detailed work write-up to document any lead based paint hazard risk prior to construction on any affordable housing activities.

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

Pursuant to the City of Sanford's CDBG Community Development Policy and Procedures, homeowner rehabilitation projects for pre-1978 homes are implemented in accordance with Lead Hazard Reduction requirements. Affected households are provided lead paint hazard brochures and disclosures. Contractors hired to do testing are required to be lead based paint certified.

### **Actions taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)**

The University of Central Florida Department of Public Administration, in partnership with the Seminole County Health Department, completed a detailed analysis of the characteristics of distressed neighborhoods in the City of Sanford. The City is in the process of discussing actions to take to alleviate the poverty in the identified neighborhoods, unfortunately impacted by the shutdown of operations and mandated stay at home orders due to Covid-19 has slowed and delayed further plans of implementation. Here are some examples of actions that will be taken to reduce the number of poverty-level families:



- Providing job training to youth and unemployed
- Working with the Sanford Housing Authority for planning future public housing development for very-low and low-income families who suffered from the loss of existing public housing in 2011
- Working with the local Chamber of Commerce to discuss potential opportunities for economic growth throughout these neighborhoods
- Working with Habitat for Humanity to design a “Fix-up” program
- Encouraging adult continuing education programs in the target area

The analysis was completed. The results of the study have been presented to the City of Sanford Commission and approved. Staff is working a developing an action plan to address the recommendations.

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

The City of Sanford reexamined its consolidated plan goals to create a CDBG funded economic development grant program aimed at encouraging the development of small businesses. Referral services to programs that promote employment, and skills training for individuals and households in poverty.

**Actions taken to develop institutional structure. 91.220(k); 91.320(j)**

The City of Sanford resumed administration of their program October 1, 2019. According to the City of Sanford 2020-2024 Consolidated Plan, the City, elected officials, citizens, non-profit agencies and for-profit organizations, will continue networking and trying to assess what residents need and how best to meet those needs. Keeping the private and public sector aware of all services provided will be a key objective for the City. The City of Sanford is electing to further develop the institutional structure of accomplishing the CDBG program goals and objectives outlined in the Consolidated Plan.

**Actions taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j)**

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

- The City of Sanford is in partnership with the local Habitat for Humanity to expand access to affordable housing opportunities for low-moderate income families in Sanford.
- The City of Sanford continues to explore several options that include method and time of permit fees payment for enhancing affordable housing in Sanford.
- Rezoning the Goldsboro neighborhood to support the Transformation Plan
- The City of Sanford is in partnership with private developers for the construction of affordable single family units.

- The City of Sanford partners with Seminole County Social Services. The Seminole County Community Development Division Manager serves as the fair housing officer for Seminole County.

**Identify actions taken to overcome the effects of any impediments identified in the jurisdictions analysis of impediments to fair housing choice. 91.520(a)**

The City of Sanford’s 2015 Analysis of Impediments to Fair Housing (AI) results identifying the impediments and progress on recommended actions.

**Discrimination in Housing Sales and Rental**

Progress on Actions: Through its agreement with Seminole County, the County Community Assistance Division Manager, serves as the Fair Housing Coordinator. Seminole County also provides Housing Counseling County wide. The Housing Counseling curriculums have been updated to include fair housing in the first time homebuyer classes.

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

Progress on Actions: The City's website has not been updated with the fair housing link, but will be posted during the next program year. In addition to coordination with County Fair Housing Coordinator, the City has Community Relations and Neighborhood Engagement staff that fields inquiries and concerns about matters in the City, including community development and housing issues.

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

Progress on Actions: The Comprehensive Plan has been submitted and is under review. The Comprehensive Plan will be reviewed throughout the remainder of the consolidated planning period. Feedback will be given to the Planning and Development Services Department or Planning and Zoning Commission as needed.

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

Progress on Actions: The Comprehensive Plan will be reviewed throughout the remainder of the consolidated planning period. Feedback will be given to the Planning and Development Services Department or Planning and Zoning Commission as needed.

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

Progress on Actions: The City of Sanford has partnered with agencies such as Habitat for Humanity for the construction of affordable housing units. The City of Sanford continues to work with the Sanford and Orlando Housing Authority through the Choice Neighborhoods Initiative. The Initiative seeks to revitalize the community and provide additional housing. The planning and revitalization efforts will continue throughout the consolidated planning period. As part of the Choice Neighborhood Initiative Planning Grant, a Market Analysis Residential Products in Goldsboro was conducted by Community Solutions Group. The analysis took a comprehensive look as the housing need, style, size, and price range (for-sale units).

DRAFT

## **CR-40 - Monitoring 91.220 and 91.230**

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

The City has dedicated Community Relations and Neighborhood Engagement (CRANE) staff who will be actively involved in conducting the monitoring. This process involves a combination of monthly activity reports, telephone contacts, written communication, analysis of reports and audits, and onsite visits and meetings. The primary goal of all monitoring is to ensure activities are implemented in conformity with program rules and guidelines.

The monitoring of CDBG activities is conducted in accordance with the Comprehensive Monitoring Plan and Monitoring Subrecipients Policy and Procedure, a copy is appended to this CAPER report as an attachment. Oversight of the applicable requirements for the CDBG Program, are implemented in various methods accordingly:

- Uniform Administrative Requirements new circular 2 CFR Part 200- oversight is conducted by various program staff including Project Manager and Community Relations and Neighborhood Engagement (CRANE) CDBG staff/team and assigned staff.
- Timeliness of Expenditure- monitored by Community Relations and Neighborhood Engagement (CRANE) CDBG staff.
- Environmental Reviews -completed by Community Relations and Neighborhood Engagement (CRANE) CDBG staff prior to any funds being expended on all CDBG funded projects.
- Uniform Relocation Assistance (URA)- The City of Sanford does not currently utilize CDBG for projects which would trigger involuntary displacement of a household; however, in the event of such a project the by Community Relations and Neighborhood Engagement (CRANE) CDBG staff would provide oversight to ensure the acquisition is implemented in accordance with HUD Handbook 1378.
- Minority Business Enterprise /Women Business Enterprise (MBE/WBE) and Section 3 hiring requirements are addressed in the procurement and contracting process. The encouragement of participation of MBE/WBE and Section 3 business concerns is done through the bidding process. The City of Sanford CRANE Staff coordinates and provides regular updates on the status of CDBG projects, other City initiatives, and discuss the need for opportunities for minority businesses and efforts to foster increased outreach and participation in CDBG projects. The updates are generally provided monthly.
- Fair Housing Requirements- by Community Relations and Neighborhood Engagement (CRANE) CDBG staff received training on fair housing requirements during the annual Fair Housing Summit hosted in Orlando, FL; and all applicable policies and procedures incorporate Fair Housing and anti-discrimination policy.
- Planning and Reporting- All planning and reporting is conducted in cooperation with the City of

Sanford by Community Relations and Neighborhood Engagement (CRANE) CDBG staff. CRANE staff conducts regular reviews of the IDIS financial system for flags and takes steps to resolve any issues needed to clear any flags. The reviews are generally completed bi-monthly, before and after the drawdown of any funds.

### **Citizen Participation Plan 91.105(d); 91.115(d)**

#### **Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.**

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

The City of Sanford sought feedback from the community in a variety of ways. The City participates in monthly community meetings where City departments meet at a neighborhood community center face to face with residents to field questions and hear concerns. The community meetings were held at the City of Sanford's Dr. Velma H. Williams Community Center, centrally located near the Historic Goldsboro neighborhoods. Bi-monthly community meetings are held on the eastside for the Georgetown neighborhood. The City also has regular meetings of their CDBG Advisory Board. The Advisory Board meets monthly to discuss CDBG programming, review and rank public services proposals and offer funding recommendations and feedback to City and County staff.

During FY 20210-2022 period, no comments were received from the public at any of the various community meetings. The meetings with the public, CDBG Advisory Board and City staff, continue to help spotlight the need for refining different strategies for community development in Sanford.

In accordance with the currently adopted Citizen Participation Plan for the City of Sanford, the availability of the CAPER and notice of the public comment period was posted on the City website and in City Hall on January 30, 2023. It was also advertised in the local newspaper on February 1, 2022. The public comment period began on February 1<sup>st</sup> 2023, and ended on February 1<sup>st</sup> 2023. Hard copies of the draft CAPER were also available at Sanford City Hall for persons without computer access. The City of Sanford has bilingual staff available to assist Spanish speaking persons. Translation is available in person,

by phone and virtually. A public meeting was not held, and all written public comments received during the comment period are appended to the CAPER report. A copy of the advertisement and public notices are included to document the public participation process.

### **CR-45 - CDBG 91.520(c)**

**Specify the nature of, and reasons for, any changes in the jurisdiction’s program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.**

City of Sanford significantly aged housing stock require more extensive repairs. Some minor repairs can be achieved through the Minor Home Repair program. The substantial housing repair and reconstruction projects are more costly and will result in a reduction in the total number of houses completed. The City approved shifting the emphasis of its housing repair program to substantial housing rehabilitation and reconstruction. The outcomes realized for the affordable housing programs in the City of Sanford is expected to result in fewer houses receiving assistance in future action plans, housing rehabilitations can range in cost from \$100,000 to \$325,000. Substantial rehabilitation or reconstruction could provide more of a visual impact to the target areas. The City has continued providing housing rehabilitation and reconstruction assistance in 2021-2022, with two (2) homes under reconstruction. However, the pending reconstructions were impacted by the shutdown of operations, COVID 19, limited staff, developers, contractors and others the ability to continue working to reconstruct the homes.

**Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?**

No

**[BEDI grantees] Describe accomplishments and program outcomes during the last year.**