

## **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.

During the fourth year of the Five-Year Consolidated Plan for FY 2015-2019, the City of Sanford CDBG program was implemented by the Seminole County Community Services Department, through an Interlocal Agreement. The interlocal agreement was concluded through a vote from the City Commission in May 2019. The City of Sanford resumed administration of their Community Development Block Grant Program October 1, 2019.

During the 2019-2020 program year, the City of Sanford has continued the Minor Home Repairs (formally known as Immediate Needs) program to provide minor and moderate home repairs, and processed applications for substantial home rehabilitation and reconstructions. The City was met with challenges in the progress of meeting the goals to address the high priority community development. The City continues to focus its attention on improving of the predominately African-American 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 2015-2019 Consolidated Plan was approved in July 2015 and identified high priority goals related to providing decent affordable housing opportunities through the homeowner occupied housing rehabilitation program, providing supportive services through public services grants that seek to create suitable living environment and maintain sustainability within the targeted areas. Sanford also seeks to create a suitable living environment by providing availability/accessibility to improved public facilities in the City.

For the CDBG program the highest priorities are:

- Affordable Ownership housing
- Supportive services
- Housing Rehabilitation
- Public Facilities
- Economic Development

The City of Sanford also seeks to improve the infrastructure in the target areas by making improvement to public facilities, area parks and

recreation centers. During the consolidated planning period the City also seeks to encourage economic development and provide assistance to small businesses in the area.

**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%	200	200	100.00%
Economic Development	Non-Housing Community Development	CDBG: \$	Businesses assisted	Businesses Assisted	8	1	12.50%	3	1	33.33%
Homeowner Occupied Housing Rehabilitation	Affordable Housing	CDBG: \$	Homeowner Housing Rehabilitated	Household Housing Unit	2	0	0.00%	2	0	0.00%
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	227	72	31.72%	227	24	10.57%
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**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 2019-2020 CDBG funds primarily for housing rehabilitation and public services. The City of Sanford faced challenges with Covid-19 stay at home orders, closing of businesses and other mandatory shutdowns, resulting in delays with housing rehabilitation and reconstruction activities. 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 public services. Renewed partnership with Mental Health Services provided five (5) low income individuals with resources, housing and other health related programs and/or services. The City of Sanford experienced challenges with their CDBG economic development program during the previous program year, as interested businesses could not fully participate in the program. The City of Sanford assisted interested businesses with information on business administration, free webinars/classes and other services. The City of Sanford established a partnership with one (1) business located in the Historic Goldsboro neighborhood. The subrecipient was awarded economic development funds to improve façade and make minor repairs. The City reviewed the structure of the Economic Development program and made adjustments during the 2019-2020 program year.

Restraints in the amount of CDBG funding available resulted in allocation of funds for activities that would identified as the highest priority needs. There were no public facility improvement projects for Program Year 2019. In addition, Housing rehabilitation and reconstructions require approximately \$50,000 to \$150,000 per unit. It reduces 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.

The 2018 Action Plan covers 2018 and 2019. The 2019 action covers, PY 2019 and 2020.

Afforded practices of a 2 year AAP performance periods in case of project delays, and for all effected by the March 15, 2020 mandated shutdowns resulting in many of the CDBG program and activities coming to a sudden halt.

## 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)

	<b>CDBG</b>
White	2
Black or African American	22
Asian	0
American Indian or American Native	0
Native Hawaiian or Other Pacific Islander	0
<b>Total</b>	<b>24</b>
Hispanic	2
Not Hispanic	22

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

### Narrative

Total of 72 persons, 24 families were assisted with CDBG funds during FY 2019/2020. Of the total family composition, Three (3) were multi-racial. Two (2) was of Hispanic heritage. Due to variations in reporting accomplishments data into IDIS database, this number may represents individuals served or families served, depending on the type of activity and the reporting requirements for that specific activity.

## 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	478,255	122,570
Other	public - federal	665,786	

Table 3 - Resources Made Available

### Narrative

The City of Sanford will concentrate Community Development funding and improvements within City Commission District Two during the 2015-2019 Consolidated Planning Period. District Two includes the Goldsboro and Georgetown neighborhoods. Both neighborhoods have high concentrations of minorities and low and moderate income households.

Approximately 26% of the CDBG allocations was spent in District Two. According to the PR-26 Report, \$122,570 has been expended in FY 2019 (October 1 2019 – September 30, 2020).

Sanford Commission District two includes the Goldsboro, Georgetown, Academy Manor, Pinehurst, Dreamwold, 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	100	26	Housing Rehabilitation, Public Services and Economic Development
Georgetown			
Goldsboro			

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 below the poverty level residents 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 District. Both neighborhoods have significantly aged housing stock and considerable infrastructure needs.

For the CDBG program the highest priorities are:

- Affordable Ownership housing
- Supportive services
- Housing Rehabilitation
- Public Facilities
- Economic Development

The City of Sanford also seeks to improve the infrastructure in the target areas by making improvement to public facilities, area parks and recreation centers. During the consolidated planning period the City also seeks to encourage economic development and provide assistance to small businesses in the area.

The One-year Goals for providing Homeowner Rehabilitation for FY 2019-2020 were projected as follows: 2 Reconstructions, 227 were to be served by the Public Services and 8 Businesses assisted with Economic Development.

The rehabilitation of existing units were projected at 2, and none were completed as a result of the Coronavirus Pandemic crisis, the mandated shutdowns and stay at home orders have delayed activities.

A projection of 227 unduplicated persons to be assisted;

- 3 families, 74 persons were served by the Public Services.

The One-year Annual goal of 8 business assisted with Economic Development;

- 1 business partnership completed.

2019 was a challenging year for the City of Sanford CDBG program, thus impacting the accomplishment of the goals. The City of Sanford ended the interlocal agreement with Seminole County for the management of its program and resumed responsibility for its CDBG program effective October 1, 2019. The staff person originally hired to manage the program and start on October 1, 2019 had health challenges and ultimately had to decline the job due to the health concerns in November of 2019. The position was re advertised and a program manager was hired early- February, 2020. As the new program manager was becoming acclimated to the program and organizing the five years of program files returned from Seminole County, 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 program began to operate on a reduced bases. In summary, bringing the program back to the City of Sanford, combined with delay in hiring a program managers and COVID 2019 was a challenging year and some goals were not met.

According to the PR-26 Report, \$122,570 has been expended in FY 2019 (October 1, 2019 – September 30, 2020).

Approximately 26% of the FY 2019 (October 1, 2019 – September 30, 2020) CDBG allocations was spent in District Two.

## 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 to the District Two residents benefitting the low/mod income community.

Most recent land exchange occurred FY 2019-2020 of a landlocked property located at 1221 Lincoln Court owner agreed to land swap for newly reconstruct on 1407 W. 12th Street Sanford Ave.

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. The County program currently has 11 lots available to non-profit organizations. Of the total lots available through the County, seven (7) are located in Sanford.

## 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	0
Number of Non-Homeless households to be provided affordable housing units	3	24
Number of Special-Needs households to be provided affordable housing units	0	0
<b>Total</b>	<b>3</b>	<b>24</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
Number of households supported through Rehab of Existing Units	4	0
Number of households supported through Acquisition of Existing Units	0	0
<b>Total</b>	<b>4</b>	<b>0</b>

Table 6 – Number of Households Supported

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

The One-year Goals for providing Homeowner Rehabilitation for FY 2019-2020 were projected as follows: 2 Reconstructions, 227 were to be served by the Public Services and 8 Businesses assisted with Economic Development.

The rehabilitation of existing units were projected at 2, and none were completed as a result of the Coronavirus Pandemic crisis, the mandated shutdowns and stay at home orders have delayed activities.

A projection of 227 unduplicated persons to be assisted; 13 families, 74 persons were served by the Public Services.

The One-year Annual goal of 8 business assisted with Economic Development; 1 business partnership completed.

2019 was a challenging year for the City of Sanford CDBG program, thus impacting the accomplishment of the goals. The City of Sanford ended the interlocal agreement with Seminole County for the management of its program and resumed responsibility for its CDBG program effective October 1, 2019. The staff person originally hired to manage the program and start on October 1, 2019 had health challenges and ultimately had to decline the job due to the health concerns in November of 2019. The position was re advertised and a program manager was hired early- February, 2020. As the new program manager was becoming acclimated to the program and organizing the five years of program files returned from Seminole County, 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 program began to operate on a reduced bases. In summary, bringing the program back to the City of Sanford, combined with delay in hiring a program managers, COVID, 2019 was a challenging, abbreviated, resulting in some goals not met.

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

With the City of Sanford resuming responsibility for its CDBG programs in October of 2019, the City revised the program applications and application process for all program/activities. In addition to revising program/activity applications, program administration, case management and monitoring will be handled by the City of Sanford's CDBG staff. The revision has resulted in faster intake, review and approval processes. In addition to hiring the CDBG Program Manager, a new administrative specialist was hired and will be working more closely with the CDBG program and the Finance Department also hired a new Grants manager that will work with working with CDBG program.

**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.**

<b>Number of Households Served</b>	<b>CDBG Actual</b>	<b>HOME Actual</b>
Extremely Low-income	23	0
Low-income	1	0
Moderate-income	0	0
<b>Total</b>	<b>24</b>	<b>0</b>

**Table 7 – Number of Households Served**

**Narrative Information**

When examining household composition, income levels and housing tenure, the following were assisted: 23 extremely low households and 1 low income household for a total of 24 were assisted through the CDBG Public Services program.

Two (2) homeowner households were assisted by the housing rehabilitation program and 21 renters were assisted by public services.

Due to lack of funding sources, the City of Sanford does not administer any internal programs or services that provide a direct benefit to homeless persons. Seminole County, in partnership with three local non-profit homeless services providers, anticipates providing ESG funding to increase efforts of addressing the needs of homeless persons who are in need or are currently residing in emergency shelters or transitional housing facilities. Rescue Outreach Mission, Safehouse of Central Florida, and Recovery House provide assistance for individuals that are homeless, including victims of domestic violence and those in need of substance abuse treatment. Homeless persons within the City of Sanford are eligible for assistance through these organizations, and while specific numbers of City of Sanford residents that received shelter as a result of this ESG funding is not documented, it is expected that a portion of their beneficiaries were City (or formerly City) residents due to the close proximity to the shelter facilities.

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. The Sanford Police Department has a partnership with Recovery House of Central Florida for ten beds for the recovering addicts target population.

The City of Sanford has established a Homeless Task Force to assess the homeless activity in the City, identify gaps in services and develop strategies to move the chronic homelessness out of camps and the downtown area. The City continues its efforts to collaborate with the homeless services providers to successfully provide relocation to unsheltered individuals from homeless camps.

The City continues to work collaboratively 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.

**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 programs provide repairs that in some cases, can prevent homelessness, by improving substandard housing conditions. Seminole County's ESG funding can be used Countywide. A homeless shelter is located in 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. The Homeless Services Network of Central Florida serves as the lead agency for the Continuum of Care (CoC) 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.

During the 2017-2018 program year the City of Sanford partnered with Seminole County and the Heart of Central Florida United Way to contract with Florida Housing Coalition to provide training and technical assistance to the Rescue Outreach Mission.

The City of Sanford has established a Homeless Task Force to assess the homeless activity in the City, identify gaps in services and develop strategies to move the chronic homelessness out of camps and the downtown area. The City continues its efforts to collaborate with the homeless services providers to successfully provide relocation to unsheltered individuals from homeless camps.

The City continues to work collaboratively 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.

The City is continuing its efforts to of transferring the deed of two duplexes renovated through the NSP-3 program to a non-profit organization to assist with housing homeless families.

The City and the County relies on its non-profit homeless services provider partners and the local Continuum of Care agency to implement affordable housing activities that directly affect the homeless populations that they serve. Eligible affordable housing providers are encouraged to apply for annual funding allocations to promote and implement affordable housing activities, for all segments of the population, during the City's advertised Request for Applications (RFA) procurement process each fiscal year. Applications received will be evaluated based on project scoring criteria, developed by the City, and determined to be awarded or denied based on HUD regulated program criteria.

Funds were utilized to provide public services through subrecipient agreements with nonprofit partners. A total of 24 low and moderate income households benefited from public services. Renewed partnership with Mental Health Services provided five (5) low income individuals with resources, housing and other health related programs and/or services.

### **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 nonprofit homeless services providers, anticipates providing ESG funding to increase efforts of addressing the needs of homeless persons who are in need or are currently residing in emergency shelters or transitional housing facilities. Rescue Outreach Mission, Safehouse of Central Florida, and Recovery House provide assistance for individuals that are homeless, including victims of domestic violence and those in need of substance abuse treatment. Homeless persons within the City of Sanford are eligible for assistance through these organizations, and while specific numbers of City of Sanford residents that received shelter as a result of this ESG funding is not documented, it is expected that a portion of their beneficiaries were City (or formerly City) residents due to the close proximity to the shelter facilities.

### **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. The Sanford Police Department has a partnership with Recovery House of Central Florida for ten beds for the recovering addicts target population.

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

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

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

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

Sanford Housing Authority is reorganizing and does not operate any public housing units. or Housing Choice Voucher programs for very low- and low-income residents. The Orlando Housing Authority, under contract to the Sanford Housing Authority, is administering the Section 8 Housing Choice Voucher program for very low- and low-income residents in Sanford.

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

Georgetown Square a \$14.8 million for low-income senior housing apartment complex consist of 90 one and two-bedroom apartments was completed December 2020. Most of the funding for Georgetown Square Apartments on Locust Avenue in Sanford funding 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 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. Construction began in spring 2019 and was developed by Gardner Capital of Florida and Duvernay and Brooks.

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 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 continue 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 revitalize

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**

N/A

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

The Sanford Housing Authority is not currently designated as troubled; however, Sanford Housing Authority is current 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)**

The City of Sanford strives to address and overcome obstacles to meeting underserved needs of the community by working with public and private sector organizations that provide a direct service or benefit to underserved residents. All of the City's planned goals and objectives identified in the 2019-2020 Annual Action Plan and the 2015-2019 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

The City of Sanford continues to implement a Lien Amnesty Program that seeks to help return properties to productive use by allowing certain code enforcement liens to be reduced after property is brought into compliance with the City Codes. During the FY 2019-2020 program year, the program helped generate \$166,730 in outstanding liens and bring 33 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 approximately 100 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 Stakeholders meetings.

During the 2019 program year, 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 Repairs (fka Immediate

Needs) Program. Cases were denied for several reasons, primarily because the repair needs far exceeded the \$20,000 per unit cap for the Minor Home Repairs Program. 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. The City has continued providing housing rehabilitation and reconstruction assistance in 2019-2020, however activities were halted, to comply with the Coronavirus Pandemic crisis; stay at home orders, mandated shutdown, and social distancing.

### **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 City of Sanford and Seminole County's 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, 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 City of Sanford's 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 currently in the process of discussing actions to take to alleviate the poverty in the identified neighborhoods. Some examples of actions that will be taken to reduce the number of poverty-level families include:

- Providing job training to youth and unemployed

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

The City of Sanford also 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 2015-2019 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 currently in partnership with the local Habitat for Humanity to expand access to affordable housing opportunities for low-moderate income families in Sanford.
- The City of Sanford is exploring several options that include method and time of permit fess payment for enhancing affordable housing in Sanford.
- Rezoning the Goldsboro neighborhood to support the Transformation Plan

- The City of Sanford is in discussions 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 are as follows:

**Discrimination in Housing Sales and Rental**

Progress on Actions: Through its agreement with Seminole County, the County Community Development 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 website has not yet 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 is under review. The Comprehensive 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 is partnering with agencies such as Habitat for Humanity for the construction of affordable housing units. The City of Sanford is currently working 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 at the housing need, style, size and price range (for-sale units).

## **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 a 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 Development team, Business Manager and staff, Compliance Office.
- Timeliness of Expenditure- monitored by Community Relations and Neighborhood Engagement (CRANE) community development staff.
- Environmental Reviews -completed by CRANE Community Development 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) community development staff would provide oversight to ensure the acquisition is implemented in accordance with HUD Handbook 1378.
- 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 coordinate and provide regular updates on the status of CDBG projects and 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) community development 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) community

development staff. CRANE staff conduct 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.

The City of Sanford had an interlocal agreement with Seminole County for program oversight and monitoring through the Consolidated Plan period (Program years 2015-2019). During FY 2019-2020 Sanford and the County were still transitioning the compliance monitoring portion of the program transfer and therefore still using the same compliance monitoring policy, tools, with guidance from the Seminole County Compliance Office. The City expects to fully transition the monitoring to run internally through the CRANE office in FY 2020-2021.

### **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 are held at the Sanford Westside 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 2019-2020 period, comments were received from the public at various community meetings. The meetings with the public, CDBG Advisory Board and City staff, helped spotlight the need for refining different strategies for community development in Sanford. Feedback about the need for more extensive housing repairs because of the aged housing stock in Sanford was valuable. Comments about supporting the Choice Neighborhoods Planning Initiative was also beneficial to the Annual Action Planning process for FY 2019-2020.

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 April 15th. It was also advertised in the local newspaper on April 25, 2021. The public comment period began on April 15, 2021, and ended on April 29, 2021. 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.

No comments were received by the end of the public comment period.

### **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 programs. 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 because housing rehabilitations can range in cost from \$50,000 to \$150,0000. Substantial rehabilitation or reconstruction could provide more of a visual impact to the target areas.

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

No

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



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

No

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

**CR-58 – Section 3**

**Identify the number of individuals assisted and the types of assistance provided**

Total Labor Hours	CDBG	HOME	ESG	HOPWA	HTF
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**Table 8 – Total Labor Hours**

Qualitative Efforts - Number of Activities by Program	CDBG	HOME	ESG	HOPWA	HTF
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**Table 9 – Qualitative Efforts - Number of Activities by Program**

**Narrative**