



ANNUAL ACTION PLAN  
2024-2025

The 2023-2024 Annual Action Plan, which is part of the CDBG Five-Year Con-Plan, budgeted program activities for that year. During the program year, the City of Sanford received an unexpected program income of \$123,343.75 from a previously completed housing reconstruction project. The City of Sanford, CDBG program is required to complete a Substantial Amendment to the Action Plan to identify the use of the program income. The City of Sanford is proposing to amend Annual Action Plan Year, 2023-2024 to allocate the program income to housing rehabilitation.

## **Executive Summary**

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

#### **1. Introduction**

The City of Sanford is an entitlement community that receives an annual allocation of funding from the United States Department of Housing and Urban Development (HUD), Office of Planning and Development (CPD) Programs. The City of Sanford is awarded one (1) formula grant allocation; Community Development Block Grant (CDBG). Funding resources provide revenue to the City by addressing a wide range of eligible activities to meet the needs of Sanford's residents, concentrating in low-mod income neighborhoods.

The one-year action plan is based upon the priority needs defined in the Consolidated Plan strategy section and available resources. Guiding the allocation of resources and other investment decisions along with the City's projected performance goals in the coming year. The strategy establishes the general priorities for assisting low-and-moderate-income City of Sanford residents and neighborhoods.

Annual Action Plans are developed to outline the programs and projects that will be funded and implemented each year to help meet the goals identified within the Five-Year Consolidated Plan (Strategic Plan). Annual

accomplishments and grant expenditures are reported in a yearly performance report completed at the end of each program year.

Serving as Sanford's application for Federal HUD Office of Community Planning and Development funding, The FY 2024-2025 One Year Plan identifies proposed projects and programs that will be funded by the Community Development Block Grant (CDBG). The FY 2024-2025 Action Plan was prepared with input from the public in accordance with federal regulations. The plan seeks to implement the goals and objectives of the Consolidated Plan to benefit low and moderate-income households and individuals in Sanford through the provision of various improvements and services.

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

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

Public service activities will serve very low, low, and moderate-income individuals in financial literacy, homebuyers counseling, health services, youth services, recreational and wellness programs, transportation services, training, and job retention/creation.

Increase and preserve housing programs to assist owner-occupied homes with minor home repairs and safety home repairs.

- Accessibility to create suitable living environments
- Sustainability to create suitable living environments

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

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

The housing programs continued to increase interest in the community. The public services programs are much more active and are focused on serving

very low, low, and moderate-income individuals/families with human services.

During the Program year 2023-2024 the City of Sanford CDBG funded several organizations through Public Services grants. The following local funded agencies: Bentley Education and Development Center and Aspire with services for educational services, temporary shelter, mental/substance abuse, and counseling/services. The Homeowner-occupied Minor Home Repair program reopened in October 2023 for 30 days and closed in November 2023. 42 applications were received, and 12 homeowners were selected for final approval.

During the program year 2023–2024, the City of Sanford opened a new Housing & Rehabilitation program, Safety Home Repair. This program provides repairs such as exterior paint & pressure washing, window replacement, exterior door replacement, water heater replacement, fence replacement, tree trimming, and septic tank repair. 65 applications were received, and 23 homeowners were selected for final approval.

In addition to the CDBG program, the City of Sanford received CV-3 funding in the 2021 -2022 program year. The CV-3 Funds were used for the Economic Development program that provided grant funds to local agencies impacted by COVID-19, which were United Medical and Social Services. The subrecipient provided free medical, mental health, and disease testing/treatment services.

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

Summary from citizen participation section of plan.

A key component of the City's CDBG Citizen's Participation Process is the CDBG Advisory Board and the residents that participate in monthly meetings. The Advisory Board consists of six (6) individuals appointed by the City Commission. All meetings are held at the City of Sanford Commission Chambers every second Tuesday of the month and are open to the public, publicly advertised, and noticed. The CDBG Advisory Board meeting agenda

and minutes are posted on the city website for public review and comment. The District Two monthly meetings are scheduled every fourth Thursday of the month and held at the Dr. Velma Williams Community Center.

The 2024-2025 Action Plan was discussed at the May 14, 2024, CDBG Advisory Board meeting. Notice of the 30-day public comment period and public hearings were published in the Sanford Herald on May 26 and May 28, 2024. The 30-day public comment period ran from Sunday, May 26, 2024, through Wednesday, June 26, 2024. The public hearing was held on Thursday, June 6, 2024, at City Hall Commission Chambers 300 N Park Avenue, 1st floor. In addition, comments on the Plan were solicited from the community at the May 23, 2024, and June 27, 2024, District 2 Community meeting. The 2024-2025 CDBG Annual Action Plan was submitted to the City Commission for approval at the July 22, 2024, City Commission Meeting.

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

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

A public hearing was held on June 6, 2024, at 4:30 pm for the City of Sanford residents in City Hall Commission Chambers located at 300 N. Park Avenue, Sanford, FL 32771. There were 3 (three) comments and/or questions:

- Resident comment- “give more money to the homeowners” “Not enough people get the grant”
- Resident comment- “do you give money to businesses on the main road?”
- Resident comment- " what about facade grants? I know you had a program in the past, will you be bringing that back?"

The Public meeting was advertised in the Sanford Herald newspaper, City website, and City of Sanford's social media page. There were here were 7 (seven) participants in attendance.

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

There were no written comments received during the 30-day comment period.

## **7. Summary**

A public hearing was held on June 6, 2024, at the City of Sanford Commission Chambers located at 300 N Park Avenue, Sanford, FL 32771 at 4:30 PM. The Public meeting was advertised in the Sanford Herald newspaper, City website, and City of Sanford's social media page. There were here were 7 (seven) participants in attendance.

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

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

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

Agency Role	Name	Department/Agency
CDBG Administrator	SANFORD	City Manager's Office, City of Sanford

**Table 1 - Responsible Agencies**

**Narrative (optional)**

The City of Sanford is the lead agency and is responsible for the HUD entitlement grant. The CDBG program is housed in the City Manager's Office and is one of several programs in the Community Relations and Neighborhood Engagement Unit. The Unit is managed by a director with approximately 3 staff assigned. In addition to the assigned staff, the Finance Department assigns a grants account manager to work with the Unit.

**Consolidated Plan Public Contact Information**

City of Sanford [www.sanfordfl.gov](http://www.sanfordfl.gov)

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

### **1. Introduction**

In the coming year, the City of Sanford will remain focused on consulting with other public and private agencies to assist with housing, health services, social services, and job opportunities.

The 2024 Annual Action Plan continues to reflect the Goldsboro Transformation Plan with input from the CDBG Advisory Board, the Goldsboro Transformation Management Team, Sanford Housing Authority, the Goldsboro Front Porch Council, and the City of Sanford. The Goldsboro Transformation Plan is the product of an open and transparent planning process involving more than 300 residents and community stakeholders and informed by lengthy face-to-face surveys of 200 community residents and former Sanford Housing Authority relocated residents. The community came together through workshops, meetings, and community-wide informational fairs that attracted over 200 residents.

District 2 Commissioner continues to hold a Community Meeting the fourth Thursday of the month. The meeting provides an opportunity for community members and City staff to engage in discussions on updates and specific improvements in the community. In addition to City staff updates, other agencies participate in the meeting, e.g. Seminole County Public Schools, Florida Health Department, True Health, City of Sanford Police Department, and other private businesses.

The 2024-2025 AAP continues to focus on programs and activities that further the six (6) objectives of the Goldsboro Transformation Plan:

1. Empowering the Community
2. Improving Community Connections
3. Expanding Housing Opportunities
4. Invest in Our Children



5. Encourage Community Wellness
6. Expand Economic Opportunities for All

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

The Goldsboro Transformation Plan, Housing Working Group consisted of stakeholders representing residents, citizens, organizations and housing developers, health care, and legal services. Private, governmental, and mental health agencies participated in the planning process.

The Housing Group concentrated on the strategies included in the Expanding Housing Opportunities section of the Goldsboro Transformation Plan. This Section consisted of three (3) objectives.

1. Sanford Housing Authority to develop quality mixed-income housing on their property
2. Increased homeownership opportunities in the neighborhood
3. Improve the quality and safety of existing homes in the neighborhood

The health, mental health, and service agencies group concentrated on strategies to encourage community wellness; this included leveraging partners and programs not only to influence personal health behaviors but also to affect social determinants for health to ensure residents achieve and maintain better health outcomes. This section consisted of three (3) objectives:

1. A full continuum of care including prevention, intervention, treatment, and aftercare services in Goldsboro.
2. Residents of Goldsboro have access to quality medical services to improve physical health outcomes and foster healthy lifestyles.
3. Goldsboro is rich in support and amenities that promote healthy lifestyles.

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

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

The City of Sanford maintains a Homeless Task Force that meets quarterly to review and share what services are being provided to those experiencing homelessness in Sanford and where the gaps are. The meetings allow the participants to conduct low-level case management on individuals being served by several agencies and not registered in HMIS. The Task Force includes representatives from the Sanford Police Department, Seminole County Sheriff's Office, Seminole County Community Services, Homeless Services Network, Rescue Outreach Mission, Seminole County Public School Family Intervention Team, and several other direct providers of services to the homeless, this includes faith-based organizations providing meals and clothing to the homeless.

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

The City of Sanford is a member of the Continuum of Care (CoC) and will continue to be an active member and consult with the CoC and Homeless Services Network of Central Florida on issues addressing the needs of homeless persons in Sanford with ESG-funded activities and services. The City of Sanford has a representative who sits on the Management Committee of CoC and participates in the review of proposals submitted for funding. If CDBG Public Services funds are either unavailable or ineligible for use, the City advocates for funding from the CoC. Consultation efforts include participation in public events sponsored by the Homeless Services Network of Central Florida, public advocacy representation on advisory boards or committees, and continued funding opportunities to supplement homeless supportive services with housing services and outreach efforts funded by the ESG program.

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

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

1	<b>Agency/Group/Organization</b>	Sanford Housing Authority
	<b>Agency/Group/Organization Type</b>	PHA
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Goldsboro CNI management team meets every month to review progress on the Goldsboro Choice Neighborhood Transformation Plan. The goal is to apply to HUD's Choice Neighborhood Initiative Program for an Implementation Grant to assist with implementing the strategies in the Goldsboro Transformation Plan.
2	<b>Agency/Group/Organization</b>	Seminole County Health Dept
	<b>Agency/Group/Organization Type</b>	Health Agency
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs

	<p><b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b></p>	<p>The Florida Health Department of Seminole County was a partner in the development of the Goldsboro Transformation and a key member of the Health Working Group. The Florida Health Department continues to participate in District 2 monthly community meetings. The goal of community wellness is to ensure a full continuum of care including prevention, intervention, treatment, and aftercare services in Goldsboro to improve health, and mental health and reduce substance abuse.</p>
3	<p><b>Agency/Group/Organization</b></p>	<p>FL-507 Homeless Services Network of Central Florida</p>
	<p><b>Agency/Group/Organization Type</b></p>	<p>Services-homeless</p>
	<p><b>What section of the Plan was addressed by Consultation?</b></p>	<p>Homeless Needs - Chronically homeless  Homeless Needs - Families with children  Homelessness Needs - Veterans  Homelessness Needs - Unaccompanied youth  Homelessness Strategy</p>

	<p><b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b></p>	<p>Homeless Services Network of Central Florida (HSN) is a participant in the City of Sanford Homeless Services Task Force that meet quarterly to review and assess the status of homeless individual's needs in Sanford, networking amongst the homeless services providers to identify what organizations are providing what Services and to whom. In addition to the Sanford Homeless Task Force Meetings, City staff consulted with HSN by phone and through the CoC as well as the PIT survey to determine the City of Sanford's homeless needs.</p>
4	<p><b>Agency/Group/Organization</b></p>	<p>Seminole County Community Services Department</p>
	<p><b>Agency/Group/Organization Type</b></p>	<p>Other government - County</p>
	<p><b>What section of the Plan was addressed by Consultation?</b></p>	<p>Housing Need Assessment Homelessness Strategy Non-Homeless Special Needs Lead-based Paint Strategy</p>

<p><b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b></p>	<p>The Seminole County Community Services Department was a participant in the Goldsboro Transformation Plan and a consultant. The city consulted with the County on affordable housing and SHIP funds availability, donation of lots, and funds to Habitat for Humanity for the development of affordable low-income housing. In addition, we collaborated with Seminole County on the continuation of our home repair and reconstruction program. Also, explored the possibility of the County assisting with Sanford Housing Authority redevelopment of housing complexes in Goldsboro.</p>
---	---

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

Through the CNI working groups, CDBG Advisory Board, and District 2 monthly meetings, all agencies and organizations that provide services in District 2 are invited to the meetings to share the community service they are providing to the community. When appropriate, City staff will follow up with presenters at the community meeting to obtain more information on the agency services and how staff can be of assistance in the delivery of services to District 2.

The ongoing concern in Goldsboro is the poor quality of internet and WIFI services. The conversation continues to take place with internet service providers in collaboration with Seminole County and the City of

Sanford. In 2021 Seminole County arranged for an internet company to present to the residents of Goldsboro. However, after the presentation, it was determined the internet and WIFI upgrades in urban areas could not be addressed through ARP funds throughout the County. Since the determination that Goldsboro was eligible for ARP assistance with internet and Wi-Fi, there was no follow-up with internet companies.

The City of Sanford Commission, the County, and staff continue to have ongoing discussions on the digital divide in Goldsboro and look for affordable solutions.

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

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Central Florida Commission on Homelessness	The City of Sanford is a member of the CoC, the Board of Homeless Services Network, and the Central Florida Commission on Homelessness. Homeless services in Sanford are part of the Regional Plan.
Habitat for Humanity Annual Plan	Habitat for Humanity	To address the housing needs in Sanford Habitat for Humanity plans to build 18 new for-sale homes for low- and moderate-income home buyers over the next few years.

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

**Narrative (optional)**



The City of Sanford does not receive any funding for homeless services, however, the city is represented on the Board of Directors of the Homeless Services Network of Central Florida, as well as the CoC, and Central Florida Commission on Homelessness.

DRAFT

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

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

1. A public hearing was held on May 2, 2024, to solicit citizen input on the Amendment to the 2023-2024 Annual Action Plan. Public Comment period April 21, 2024, to May 21, 2024

**Citizen Participation Outreach**

<b>Sort Order</b>	<b>Mode of Outreach</b>	<b>Target of Outreach</b>	<b>Summary of response/attendance</b>	<b>Summary of comments received</b>	<b>Summary of comments not accepted and reasons</b>	<b>URL (If applicable)</b>
1	Public Hearing	Minorities  Persons with disabilities  non-targeted/broad community	1 CDBG staff member and 0 resident attended the meeting.	No public comments and/or questions	No public comments and/or questions	www.sanfordfl.gov

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
2	Public Hearing	Minorities  Persons with disabilities  non-targeted/broad community  Residents of Public and Assisted Housing	1 CDBG staff member and 0 resident attended the meeting.	No public comments and/or questions	No public comments and/or questions	

**Table 4 – Citizen Participation Outreach**

## Expected Resources

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

#### Introduction

The implementation of the Goldsboro Transformation Plan is estimated at \$300 - 400 million. The City of Sanford has pledged the use of a portion of its CDBG funds to carry out the project. The estimated cost to address the housing, public facilities, business development, rezoning of the Goldsboro area, public transformation, and public services. The City of Sanford has acquired land from the Sanford Housing Authority to increase property for a future expansion of recreational space and the addition of multi-purpose fields to augment the City-owned facilities at the Dr. Velma H. Williams Westside Community Center. Purchasing William Clark Court implements one of the highlights of the Goldsboro Choice Neighborhood Initiative Transformation Plan. Also, the city donated land use space to the Central Florida Urban League for a community

The Sanford Housing Authority built Somerset Landing Phase II, an 84-unit multi-family mixed-income housing unit in Goldsboro, and Monroe Landings, formerly known as Lake Monroe Terrace, is now 98% occupied. Monroe Landings is a 60-unit family apartment complex with state-of-the-art amenities. Somerset

Landing construction was completed in February 2024. 84 units are available and 63 of them are Section 8 project-based vouchers.

**Anticipated Resources**

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Admin and Planning Housing & Rehabilitation Public Services	464,255	123,344	303,000	890,599	890,599	This is the fourth year of the Con Plan, and the Plan continues with the implementation of the Goldsboro Transformation Plan.

**Table 5 - Expected Resources – Priority Table**

**Explain how federal funds will leverage those additional resources (private, state and local funds),**

**including a description of how matching requirements will be satisfied**

The City of Sanford negotiated with the SHA for the purchase of 7.9 acres adjacent to the city-owned Dr. Velma Williams Community Center for recreational and athletic fields for the Goldsboro Community. The estimated cost of acquisition and build-out is \$3,600,000 plus ongoing operation costs. Total land cost for purchase cost \$850,000.00

The City of Sanford through the Economic Development Unit approved a \$30,000.00 grant to support the hired part-time Executive Director for the Goldsboro Front Porch Council Main Street Project.

During the program year, the City of Sanford received an unexpected program income of \$123,343.75 from a previously completed housing reconstruction project. The City of Sanford is proposing to allocate the program income to housing rehabilitation.

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

Sanford Housing Authority (SHA) land, approximately 7.9 acres, has committed with pending HUD approval to expand recreation facilities in the Goldsboro neighborhood. This activity is consistent with the Goldsboro Transformation Plan: Encourage Community Wellness strategy. Expand and improve recreational facilities and programs offered to residents of Goldsboro. The City of Sanford submitted a letter of Intent (LOI) to SHA to purchase the property and proceeded with due diligence to complete the City requirements to purchase the property.

Also, under consideration is the use of City-owned property to build a community resources center and certified health clinic. This proposed use of the publicly owned property is consistent with the Goldsboro Transformation Plan: Objective - Encourage Community Wellness: A full continuum of care including prevention, intervention, treatment, and aftercare is available in Goldsboro for improvement of mental health and reduce substance abuse.

The City Commission of the City of Sanford approved a land donation agreement with the Central Florida Urban League which will allow the Urban League to move its headquarters to Goldsboro and expand programming to the community. The expansion of programming in the Goldsboro community is constant with the Goldsboro Transformation Plan. The residents of Goldsboro and the City of Sanford will receive the following benefits at no cost: job training and career planning programming; financial education programming; small business and entrepreneurship support; community garden with fresh produce; bridging the gap between law enforcement and community programming; community health and wellness clinic; and youth enrichment and learning centers.

**Discussion**

Acquisition of SHA property that is adjacent to the City's Dr. Velma Williams

Westside Community Center for athletic fields, some in the community feel strongly the land should be used for additional housing. Also, the building of a neighborhood resource center on City-owned land in Goldsboro, with supportive services supports the goals, objectives, and strategies contained in the Goldsboro Transformation Plan.

DRAFT



## Annual Goals and Objectives

### AP-20 Annual Goals and Objectives

#### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Homeowner Occupied Housing Rehabilitation	2024	2025	Affordable Housing	Goldsboro Georgetown	Homeowner Occupied Housing Rehabilitation	CDBG: \$301,765.75	Homeowner Housing Rehabilitated: 10 Household Housing Unit
2	Public Services	2024	2025	Non-Housing Community Development	Goldsboro Georgetown	Public Services	CDBG: \$69,638.25	Public service activities for Low/Moderate Income Housing Benefit: 300 Households Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
3	Administration	2024	2025	Administration	Goldsboro Georgetown District Two	Administration	CDBG: \$92,851	Other: 1 Other

**Table 6 – Goals Summary**

### Goal Descriptions

1	<b>Goal Name</b>	Homeowner Occupied Housing Rehabilitation
	<b>Goal Description</b>	Matrix Code(s): 14A Rehab: Single-Unit Residential Regulatory/Statutory Citations: Section 105(a)(4); 570.202

<b>3</b>	<b>Goal Name</b>	Public Services
	<b>Goal Description</b>	<p>Matrix Code(s): 05A Senior Services  05B Handicapped Services  05D Youth Services  05F Substance Abuse Services  05H Employment Training  05L Child Care Services  05M Health Services  05O Mental Health Services  05W Food Banks  05 Other Public Services</p> <p>Regulatory/Statutory Citations: Section 105(a)(8), 570.201(e)</p>
<b>5</b>	<b>Goal Name</b>	Administration
	<b>Goal Description</b>	<p>Matrix Code(s): 21A General Program Administration  Regulatory/Statutory Citations: 105(a)(13), Section 105(a)(12), 570.201(p),  570.205, 570.206 and 570.208</p>

## Projects

### AP-35 Projects – 91.220(d)

#### Introduction

The funding priorities for 2024-2025 are consistent with programs like Public Services to provide a wide range of medical, temporary housing, education, and other resource assistance to our underserved and unsheltered residents. Housing & Rehabilitation activities to ensure residents have access to quality and safe homes.

#### Projects

#	Project Name
1	2024 Public Services
2	2024 Administration and Planning
3	2024 Housing Rehabilitation/Reconstruction

**Table 7 - Project Information**

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

The funding priorities are consistent with the main obstacles to addressing the underserved needs. Transitioning from the era of COVID-19 pandemic protections, the ongoing economic turmoil, and the very high inflation that continues to sweep the United States. There are no problems that will make a clean exit and the impact of these events will continue to persist in the remainder of the current Consolidated Plan the City of Sanford is committed to seeking other partners to invest in the area. Potential investment partners include Seminole County Community Development, Seminole Sheriff's Office, Seminole Community College, Florida Health Department of Seminole County, Central Florida Urban League, and True Heath.

The major obstacles to addressing the underserved needs in the City of Sanford/District 2 are financial resources and affordable housing stock. The

City of Sanford is looking to pursue other grant opportunities (e.g. SHIP and HOME dollars) to address the growing need.

During the program year, the City of Sanford received an unexpected program income of \$123,343.75 from a previously completed housing reconstruction project. The City of Sanford is proposing to allocate the program income to housing rehabilitation.

DRAFT

**AP-38 Project Summary**  
**Project Summary Information**

DRAFT

<b>1</b>	<b>Project Name</b>	2024 Public Services
	<b>Target Area</b>	Goldsboro Georgetown District Two
	<b>Goals Supported</b>	Public Services
	<b>Needs Addressed</b>	Public Services
	<b>Funding</b>	CDBG: \$69,638.25
	<b>Description</b>	Public service funding activities and investing in serving very low, low, and moderate-income individuals in financial literacy, homebuyers counseling, health, youth services and transportation services, recreational and wellness programs, training, and job creation and retention. Matrix Code(s): 05A, 05B, 05D, 05F, 05H, 05L, 05M, 05O, 05W and 05Regulatory/Statutory Citations: Section 105(a)(8), 570.201(e)
	<b>Target Date</b>	9/30/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Public services activities for low/moderate-income households. Benefit up to 300 households.
	<b>Location Description</b>	Services will be provided primarily to residents of the City of Sanford/District 2: Historic Goldsboro and Georgetown neighborhoods.

	<b>Planned Activities</b>	Funding of activities that invest in activities to very low, low, and moderate-income individuals in financial literacy, homebuyers counseling, health services, youth/elderly services, recreational and wellness programs, training, and job retention/creation.
2	<b>Project Name</b>	2024 Administration and Planning
	<b>Target Area</b>	Goldsboro Georgetown District Two
	<b>Goals Supported</b>	Administration
	<b>Needs Addressed</b>	Administration
	<b>Funding</b>	CDBG: \$92,851
	<b>Description</b>	Implement administration activities to achieve the goals and objectives outlined in the 2020-2024 Consolidated Plan and the 2024-2025 Annual Action Plan. Matrix Code(s): 21ARegulatory/Statutory Citations: 105(a)(13), Section 105(a)(12), 570.201(p), 570.205, 570.206, 570.208
	<b>Target Date</b>	9/30/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	It is estimated up to 700 low/moderate-income households will benefit from the activities.



	<b>Location Description</b>	Activities will take place in the City of Sanford with the greatest percentage of activities and funding concentration in District 2, Historic Goldsboro, and Historic Georgetown neighborhoods.
	<b>Planned Activities</b>	Administration of activities to include staff salaries, advertising, communication, consulting services, and leasing of equipment.
<b>3</b>	<b>Project Name</b>	2024 Housing Rehabilitation/Reconstruction
	<b>Target Area</b>	Goldsboro Georgetown District Two
	<b>Goals Supported</b>	Homeowner Occupied Housing Rehabilitation
	<b>Needs Addressed</b>	Homeowner Occupied Housing Rehabilitation
	<b>Funding</b>	CDBG: \$301,765.75
	<b>Description</b>	Increase and preserve housing programs to assist owner-occupied homes, with minor and safety home repairs
	<b>Target Date</b>	9/30/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Up to 10 low-moderate-income owner-occupied will benefit from the proposed activity.
	<b>Location Description</b>	The homeowner-occupied housing rehabilitation activities will take place in the City of Sanford with a concentration in District 2, Historic Goldsboro, and Historic Georgetown neighborhoods.

	<b>Planned Activities</b>	Housing rehabilitation activities to include owner-occupied minor home repairs/replacement and safety repairs
--	---------------------------	---

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

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

Funds will be directed to District 2 where most of the low-income households exist, the oldest housing stock, poor infrastructure, poor broadband connections, and the highest unemployment rate.

### **Geographic Distribution**

<b>Target Area</b>	<b>Percentage of Funds</b>
City Wide	25
District Two	75

**Table 8 - Geographic Distribution**

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

District 2 has been and continues to be the most distressed area in the City of Sanford with the highest unemployment rate, lowest household income, and oldest housing stock: poor infrastructure, food desert, and poor internet and WIFI services. Over the years, the Goldsboro and Georgetown neighborhoods have suffered and deteriorated due to a lack of investment. The City of Sanford has made considerable strides by investing CDBG and Cares CV grant funds in these District 2 neighborhoods over the past several years and there is still a need for much more to be done.

### **Discussion**

The Goldsboro Front Porch Council and the Sanford Chamber of Commerce were awarded the State of Florida Main Street program, partnered with the City of Sanford Economic Development Office, and successfully hired a part-time Executive Director. This designation should be beneficial in revitalizing economic development growth for Goldsboro.

The City of Sanford completed the rezoning for the Goldsboro Neighborhood

to support the expansion of a commercial and business district.

## Affordable Housing

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

#### Introduction

For 2024 the City of Sanford has allocated funding for affordable housing through the minor home repair and safety repair for owner-occupied units.

<b>One Year Goals for the Number of Households to be Supported</b>	
Homeless	0
Non-Homeless	25
Special-Needs	0
Total	25

**Table 9 - One Year Goals for Affordable Housing by Support Requirement**

<b>One Year Goals for the Number of Households Supported Through</b>	
Rental Assistance	0
The Production of New Units	0
Rehab of Existing Units	25
Acquisition of Existing Units	0
Total	25

**Table 10 - One Year Goals for Affordable Housing by Support Type**

#### Discussion

In 2024 the City of Sanford is concentrating on minor home repairs and safety repairs to assist low-income owner-occupied homeowners.

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

### **Introduction**

The City of Sanford, in partnership with the Sanford Housing Authority and the Goldsboro Front Porch Council, collaborated on developing the Goldsboro Transformation Plan. The three entities continue to partner on moving forward with implementing the Plan for the Goldsboro Community.

In 2022 The Sanford Housing Authority (SHA) in partnership the Wendover Housing completed the construction on the redevelopment of a 60-unit multi-family mixed-income housing unit located in the Historic Goldsboro area of District Two. In April 2022 Monroe Landing ribbon-cutting ceremony was held and the complex officially opened. In 2023 SHA and Wendover Housing Developers broke ground on Phase II of Monroe Landing, an 84-unit multi-family mixed-income complex. In April 2024 Monroe Landing II ribbon-cutting ceremony was held and the complex officially opened.

The Sanford Housing Authority built Monroe Landing, a 60-unit multi-family mixed-income housing unit in Goldsboro, and Monroe Landings, formerly known as Lake Monroe Terrace, is now 98% occupied. Monroe Landings is a 64-unit family apartment complex with state-of-the-art amenities. Somerset Landing began construction in the summer of 2022 and is now complete with 84 units available and 63 of them are vouchers.

SHA and Wendover Housing Developers is seeking funding for the development of several multi-family mixed-income housing complexes in District Two.

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

The City will continue to work with the Housing Authority to seek a HUD

Choice Neighborhood Implementation grant for District Two.

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

In partnership with the Sanford Housing Authority, Habitat for Humanity, and Seminole County Community Services Department HOME and SHIP program, the City of Sanford will actively promote homeownership for public housing residents and seek funding to assist with down payment assistance.

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

Sanford Housing Authority is not designated as troubled, however, due to financial constraints some projects/activities have been paused and/or delayed.

**Discussion**

Through partnerships with housing developers and other local housing organizations the City of Sanford will strongly promote, advocate, and strive to take steps to increase the inventory of affordable housing. Also, the City of Sanford will continue to work with SHA to apply to HUD for a Choice Neighborhood Initiative Implementation grant for the Goldsboro Transformation Plan.

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

### **Introduction**

As noted in the 5-Year Consolidated Plan the City of Sanford does not receive direct funding for the homeless and therefore relies heavily upon Seminole County Community Services Department, Homeless Services Network, and local non-profits to achieve the goals and objectives noted in our 2020-2024 Consolidated Plan.

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

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

Under the organization of Continuum of Care (CoC), a significant number of coordinated outreach and in-reach staff at multiple nonprofits engage unsheltered persons on the streets, in cars, in camps, and in other locations throughout our full geography. All CoC's outreach efforts are rooted in the evidence-based practices of (a) using data and performance to assess and readjust outreach efforts; (b) meeting people where they are at literally and metaphorically, centering relationship-building in outreach; and (c) ensuring outreach includes resource and housing navigation to provide direct connection into housing without requiring other prerequisite steps.

The City of Sanford has limited funding to devote to homeless services, however, our housing rehabilitation program provides repairs that in some cases can and do prevent homelessness, by improving substandard housing conditions. The City of Sanford participates in the Continuum of Care and maintains a Homeless Task Force.

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

The City of Sanford collaborates with the Homeless Services Network (HSN) Rescue Outreach Mission, Recovery House of Central Florida, Central Florida



Commission on Homelessness, and other agencies to foster emergency housing services for the homeless.

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

Due to a lack of funding, the City of Sanford does not administer any internal programs or services that provide a direct benefit to homeless persons. The City of Sanford in partnership with Seminole County, local Non-Profit homeless services providers funded with ESG through Seminole County and Homeless Services Network (HSN) address the needs of the homeless in the City of Sanford. With the addition of CARES funding to the City of Sanford grants have been awarded to some of the local non-profit providers of homeless services to increase services in Sanford.

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

Due to a lack of funding, the City of Sanford does not administer any internal programs or services that provide a direct benefit to homeless persons. The City of Sanford in partnership with Seminole County, local Non-Profit homeless services providers funded with ESG through Seminole County and Homeless Services Network (HSN) address the needs of the homeless in the City of Sanford. With the addition of CARES funding the direct providers of

homeless services have increased services in Sanford.

## **Discussion**

Although the City of Sanford does not receive direct funding for homeless services, the City of Sanford actively collaborates with the recipients of direct funding to advocate for services for the homeless to improve their quality of life. The City of Sanford works with Seminole County, and Homeless Services Network to meet the needs of homeless families and individuals in Sanford.

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

### **Introduction:**

The City of Sanford has taken a couple of measures to address the barriers to affordable.

1. The City of Sanford has appointed a committee to review and suggest strategies to assist with affordable housing. The committee's creation evolved from numerous requests to the City of Sanford for consideration of reducing and or deferring impact fees for affordable housing. In response to changes in Florida Statue 163.31801 Impact Fees, the committee is charged with proposing a program to waive or delay payment of impact fees for affordable housing. The City of Sanford has donated vacant lots to Habitat for Humanity and other local Non-Profit housing developers to build affordable housing for low-income residents.

2. The City commissioned a study to rezone the District Two Goldsboro neighborhoods to include a commercial zone and to offset property taxes.

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

The City of Sanford has taken a couple of measures to address the barriers to affordable housing.

1. The City of Sanford has appointed a planning and zoning committee (PNZ) to review and suggest strategies to assist with affordable housing. The PNZ committee evolved from numerous requests to the City of Sanford for consideration of reducing or waiving impact fees for affordable housing. The PNZ committee continues to seek opportunities for a program to waive or delay payment of impact fees for affordable housing. The City of Sanford donated lots to Habitat for Humanity and other local Non-Profit housing

developers to build affordable housing for low-income homeowners.

2. The city commissioned a study to rezone the District Two Goldsboro neighborhoods to include a commercial zone and to offset taxes.

3. The development of a cottage home program for irregular lots. The designs of the units are free to prospective home builders.

4. The development of shelf-ready designs/drawings for 2-, 3-, and 4-bedroom homes free to prospective affordable housing home builders.

**Discussion:**

What should or can be done to support affordable housing in addition to reducing and/or waiving impact fees? Is there other State or Federal government funding to support affordable housing?

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

### **Introduction:**

The City of Sanford is committed to implementing the Strategies, Goals, and Objectives in the Goldsboro Transformation Plan. The City of Sanford committed to the use of CDBG funds to support the implementation of the Plan and fully intends to continue the partnership with the Sanford Housing Authority and Goldsboro Front Porch Council to realize the potential of Goldsboro and transform Goldsboro into a vibrant thriving community.

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

The Goldsboro Transformation Plan consists of three parts: People, Neighborhood, and Community. The City has committed to continuing to implement the strategies in the Transformation Plan and has committed general funds to complete the rezoning of District Two Goldsboro neighborhood to comply with the recommendations in the Plan.

In addition, the City of Sanford committed funds to the Goldsboro Front Porch Council Main Street program. A part-time Executive Director has been hired to drive economic development growth in Goldsboro. Finally, the City of Sanford in partnership with Sanford Housing Authority acquired 7.9 acres in Goldsboro for recreational athletic fields.

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

The City of Sanford in partnership with Sanford Housing Authority to ensure the redevelopment demolished 480 depilated units.

The City will establish an impact fee waiver/delayed payment program for affordable housing development.

The City of Sanford will continue to identify available vacant lots for the development of affordable housing for low-income homebuyers.

The City of Sanford has made available the cottage home program to provide

free house designs for irregular lots.

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

All affordable housing projects, funded by the City of Sanford will be conducted under the adopted Seminole County Lead-Based Paint (LBP) identification and abatement standards. Seminole County requires that all contractors complete a detailed work write-up to document a lead-based paint hazard risk before reconstruction on any housing activity:

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

a) Children under the age of 6 reside in the home.

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

c) The property has been identified, and all lead-based paint has been removed per HUD regulations. Documentation must be attached.

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

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

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

c) The home must be visually inspected. The preparer must, at a minimum, complete HUD's online visual inspection training before the inspection is

conducted. The inspecting party must answer the following questions:

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

Per 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 of Sanford 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, instead of a risk assessment, perform standard treatments throughout a unit. The type and amount of Federal assistance and rehabilitation hard costs for the unit will determine the level of lead hazard reduction that will be completed.

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

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

housing units identified to contain lead-based paint

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

The University of Central Florida Department of Public Administration, in partnership with the Seminole County Health Department, completed a detailed analysis of the characteristics of distressed neighborhoods in the City of Sanford. The City of Sanford is currently in the process of implementing actions to alleviate the poverty in the identified neighborhoods. Some examples of actions being 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 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
- Through the collaboration with the Sanford Chamber of Commerce the Goldsboro Front Porch Council, Inc. has received the designation of a Historic Goldsboro Main Street project.
- Working with Habitat for Humanity to design a “Fix-up” program
- The City of Sanford has established a "My Brother's Keeper" Community program targeting services for young men of color.

The City of Sanford has placed a priority on at-risk youth, and youth/elderly services, particularly those that provide mentoring, computer literacy, employment skills training, and leadership development.

Referral services to programs that promote employment, skills training,



and/or certification/licensing for individuals and households in poverty.

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

The Goldsboro Transformation Plan is a very thorough Plan of needs in the Goldsboro Neighborhood and includes participation from a variety of institutional organizations and agencies in the planning process. Those organizations and agencies continue to work in the Goldsboro area providing services. A good example of a partnership is Habitat for Humanity, a member of the Transformation Planning process who has committed to building 22 affordable for-sale single-family houses. Currently, there are 15 homes completed in the Goldsboro neighborhood for low-income homebuyers.

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

The Goldsboro Transformation planning groups continue to meet and assess progress made and challenges that need to be addressed. Also, the Commissioner of District continues to conduct his monthly meetings that include the County Community Services, Seminole County Public Schools, and the Health Department of Seminole County.

### **Discussion:**

The many housing, public services, and infrastructure needs of District Two neighborhoods are an ongoing concern for the City of Sanford and are addressed on an ongoing basis.

## Program Specific Requirements

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

#### Introduction:

This component examines the amount of program income anticipated to be received before the start of the next fiscal year from activities and projects currently being implemented from previous CDBG funding allocations. The City of Sanford affirms it has no program income.

### Community Development Block Grant Program (CDBG) Reference 24 CFR 91.220(I)(1)

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

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	123,343.75
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	76,154.49
5. The amount of income from float-funded activities	0
<b>Total Program Income:</b>	<b>199,498.24</b>

### Other CDBG Requirements

1. The amount of urgent needs activities	0
--	---

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

100.00%

The City of Sanford certifies it has elected an overall benefit of one year to expend its CDBG funding to principally benefit low and moderate-income persons in a way that ensures at least 80% of the amount is expended for activities that benefit such persons in the 2024 program year. Sanford seeks to use all its funding to benefit low- and moderate-income persons.