

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	Create or Preserve Affordable Units	2025	2029	Affordable Housing	Citywide	Affordable Housing	CDBG: \$250,000	Homeowner Housing Rehabilitated: 4 Household Housing Units
2	Promote Homeownership	2025	2029	Affordable Housing	Citywide	Affordable Housing	CDBG: \$75,000	Direct Financial Assistance to Homebuyers: 1 Households Assisted
3	Improve Public Facilities and Infrastructure	2025	2029	Non-Housing Community Development	Citywide	Neighborhood Revitalization	CDBG: \$75,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 200 Persons Assisted
4	Address Slum and Blight	2025	2029	Non-Housing Community Development	Citywide	Neighborhood Revitalization	CDBG: \$40,000	Buildings Demolished: 2 Buildings

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
5	Stabilize Low Income Populations	2025	2029	Non-Housing Community Development	Citywide	Public Services	CDBG: \$65,663	Public Service Activities Other Than Low/Moderate Income Housing Benefit: 200 Persons Assisted
6	Improve Homeless Response	2025	2029	Homeless	Citywide	Ending Homelessness	CDBG: \$14,540	Homelessness Prevention: 7 Persons Assisted
7	Enhance Economic Growth	2025	2029	Non-Housing Community Development	Citywide	Economic Development	CDBG: \$30,000	Businesses Assisted: 1 Businesses Assisted
8	Planning and Administration	2025	2029	Other	Citywide	Planning and Administration	CDBG: \$87,550	N/A

Table 57 – Goals Summary

Goal Descriptions



1	Goal Name	Create or Preserve Affordable Units
	Goal Description	Support the provision of decent housing by increasing the availability/accessibility of affordable housing. The city will address the priority need by funding activities that support affordable housing including, but not limited to, minor or moderate housing rehabilitation activities for the restoration of substandard housing units and/or emergency repairs for low- to moderate income households, and/or temporary relocation services.
2	Goal Name	Promote Homeownership
	Goal Description	The city will increase homeownership opportunities through purchase assistance activities including providing eligible prospective homebuyers up to 50% of the required down payment, paying reasonable closing cost, and subsidizing interest rates.
3	Goal Name	Improve Public Facilities and Infrastructure
	Goal Description	Encourage community revitalization by investing in public facilities or infrastructure improvements such as, but not limited to, improvements of infrastructure, playgrounds, waterlines, curbs, sidewalks, streetlights, sewers, internet and community centers.
4	Goal Name	Address Slum and Blight
	Goal Description	The city will address slum and blighted conditions through the clearance and demolition of dilapidated housing structures.
5	Goal Name	Stabilize Low Income Populations
	Goal Description	Promote poverty reduction, upward mobility, and self-sufficiency by funding organizations providing essential services for low-income, vulnerable, and limited clientele populations. Activities include, but are not limited to, employment services (job training), childcare, health services, substance abuse services, education programs, services for homeless persons, fair housing counseling and services for senior citizens.

6	Goal Name	Improve Homeless Response
	Goal Description	Reduce homelessness and provide housing stability through the provision of assistance to extremely low-, very low-, low-, and low-to-moderate income households to provide shelter or prevent them falling into homelessness. Activities include, but are not limited to, legal services, subsistence payments, security deposits that prevent homelessness. Homeless Services including emergency shelter, transitional housing, access to basic healthcare, mental health counseling, and homeless prevention services.
7	Goal Name	Enhance Economic Growth
	Goal Description	Enhance economic corridors to spur economic growth and revitalize commercial areas critical to business development in the city. Activities include, but are not limited to, façade improvements for commercial businesses.
8	Goal Name	Planning and Administration
	Goal Description	Management and operation of tasks related to administering and carrying out the city's HUD CDBG program, maintaining compliance with federal regulations, and preparing regulatory documents.

Table 58 – Goals Descriptions

Projects

AP-35 Projects – 91.220(d)

Introduction

The city will undertake various projects during PY 2025 focused on providing decent affordable housing, creating a suitable living environment, and expanding economic opportunity for residents. The city will utilize its HUD CDBG grant allocation to carry out activities intended to address priority needs in the community and ensure the greatest impact to beneficiaries.

In PY 2025, the City of Sanford will fund a total of eight (8) projects including housing rehabilitation, purchase assistance, public facilities and infrastructure improvements, demolition and clearance, public services, homelessness prevention, faced treatment program, and planning and administration. CDBG has a grant cap of 20% for administration and 15% for public services.

Projects

#	Project Name
1	Homeowner Housing Rehabilitation
2	Down-Payment Assistance Program
3	Public Facilities & Infrastructure Improvements
4	Demolition and Clearance
5	Public Services
6	Homelessness Prevention
7	Commercial Façade Treatment Program
8	Planning and Administration

Table 59 – Project Information

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

Allocation priorities for the PY 2025 Action Plan are consistent with those outlined in the Strategic Plan portion of the city's 2025-2029 Consolidated Plan. The priorities were identified through a comprehensive community engagement process and a review of market conditions as well as a needs assessment that analyzed affordable housing, special need housing, homeless, and non-housing community development needs in the City of Sanford. Substantial participation by

residents, local and regional organizations, and other stakeholders also informed these priorities.

The Needs Assessment conducted as part of the Consolidated Planning process identified affordable owner and rental housing as a top need in the City of Sanford as cost burden was the primary housing problem. Housing affordability was also the most common issue identified by community meeting participants and stakeholders. The city will also provide funding for public services that benefit low- and moderate-income persons, support the aging population, and support special needs groups.

The city made its funding decisions for this AAP based on need, geographic priorities, and opportunities to work with subrecipients and other partners that contribute additional resources to leverage federal funds. The city uses a ranking system to determine needs as low, medium, high, or no need. In ranking needs within the community, the city takes into consideration quantitative and qualitative data from the Needs Assessment, Housing Market Analysis, and stakeholder input. The city assesses the amount of funding available, determines high need target areas, and considers which activities will best address those needs when deciding how to allocate funds.

The priority ranking system is as follows:

- High Priority: Activities determined to be critical to addressing the immediate needs of the community and will be funded during the five-year period.
- Medium Priority: Activities determined to be a moderate need and may be funded during the five-year period as funds are available.
- Low Priority: Activities determined as a minimal need and are not expected to be funded during the five-year period.
- No Need: Activities determined as not needed or are being addressed in a manner outside of the Consolidated Plan programs. Funding will not be provided for these activities during the five-year period.

In the event of natural disasters, pandemics, and other worldwide crisis events (natural or manmade), the City may substantially amend the projects in this Plan to meet the immediate needs of the community.

The primary obstacle to meeting underserved needs is limited resources. Annually several proposals may be unfunded or receive only partial funding due to lack of available resources. In addition, the housing market impacts the ability to address housing needs. The market continues

to shift and still has not fully recovered from the COVID-19 pandemic which caused an unprecedented housing boom that raised home values, interest rates, and rents. Inflation also increased the cost of labor and materials, reducing the number of affordable units that could be constructed with available resources.

AP-50 Geographic Distribution – 91.220(f)

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

The city's federal grant funded programs for affordable housing, public services, homelessness, and neighborhood revitalization are available city-wide. The city promotes these programs to residents, businesses, and non-profit organizations that reside in or provide services to designated low-income CDBG target areas. Direct benefit activities, including housing rehabilitation, will require income qualification of applicants, but are available city-wide. The city has designated census tracts and block groups that qualify as low- and moderate-income per HUD regulations. If the city funds projects that must meet the low-moderate income area benefit criteria, they will be in the qualified census tracts and block groups.

The primary populations benefiting from grant assistance programs will be extremely low, low, and moderate-income. Beneficiaries will also be the homeless or at-risk of becoming homeless and other vulnerable populations.

Geographic Distribution

Target Area	Percentage of Funds
City-wide	100%

Table 40 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

The City of Sanford will determine the allocation of investments through a structured approach that aligns with federal guidelines while meeting local priorities identified through a comprehensive analysis and community engagement. Geographical interests will be based on the level of need, scale and type of project, and availability of funding and evaluated based on cost-effectiveness, feasibility, and measurable outcomes.

The plan goals established are intended to benefit eligible residents city-wide, therefore funding allocations will not be based on geographic preference. For area benefit activities the city will comply with federal regulation and allocate funding in neighborhoods or census tracts that qualify as at least 51% low-to moderate-income. The city will also consider how projects align CDBG funding with other federal, state, or local initiatives (e.g., SHIP, LIHTC) for greater impact and encourage partnerships with non-profits, developers, and community organizations.

In addition, CDBG funds are intended to provide low and moderate income (LMI) households with decent housing, a suitable living environment, and expanded economic opportunities. The system for establishing geographic priority for the selection of these projects in the City of Sanford is predicated upon the following criteria:

- Meeting the statutory requirements of the CDBG program
- Meeting the needs of LMI residents
- Affirmatively furthering fair housing
- Coordination and leveraging of resources
- Sustainability and/or long-term impact
- The ability to demonstrate measurable progress and success

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

This section reports on affordable housing goals under 24 CFR 91.220(g), which may include activities undertaken in the CDBG program. The need for affordable rental and homeownership housing was a common theme heard during the Consolidated Plan development process. To address these needs in PY 2025, the city will utilize CDBG funds for housing rehabilitation of homeowner housing and support prospective homebuyers through a purchase assistance program. Goals for the number of households to be supported in PY 2025 are provided below. Please note these are goal estimates.

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	5
Special-Needs	0
Total	5

Table 411 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	0
Rehab of Existing Units	4
Acquisition of Existing Units	1
Total	5

Table 422 - One Year Goals for Affordable Housing by Support Type

AP-60 Public Housing – 91.220(h)

Introduction

The Orlando Housing Authority (OHA) manages the Sanford Housing Authority's (SHA) day-to-day operations. By 2013, all Sanford Housing Authority public housing residents were relocated to private housing using housing choice vouchers.

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

The city will continue to coordinate with the Orlando Housing Authority to identify the public housing needs of Sanford residents and refer them properly to OHA.

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

The Orlando Housing Authority provides information and notices on its website for transparency with residents and voucher holders and to encourage participation in programs and events.

The Orlando Housing Authority operates a Moving to Work Program which encourages upward mobility towards homeownership and economic security. The program allows the housing authority to create policies that increase cost effectiveness and expand housing choices for low-income families.

The City of Sanford will continue to refer residents in need of public housing or vouchers to OHA and promote the program.

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

Not applicable.

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

Introduction

The City of Sanford has established a comprehensive set of one-year goals and actions to reduce and ultimately end homelessness within the community. These initiatives are part of the city's broader strategy to address the complex and interconnected challenges homeless individuals and families face. Focused on both immediate relief and long-term solutions, the city aims to expand access to emergency shelter and transitional housing, increase the availability of affordable housing, and enhance supportive services such as mental health care, job training, and case management. Through collaborative partnerships with local organizations, public agencies, and community stakeholders, Sanford seeks to create sustainable pathways to stability and independence for its most vulnerable residents. These efforts reflect the city's commitment to fostering a safe, inclusive, and thriving community where everyone can access housing and the resources needed for success.

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

For fiscal year 2024–2025, the City of Sanford has set clear goals to reduce and ultimately end homelessness through its Annual Action Plan. A key priority is the use of CDBG funds to support public services for low- and moderate-income residents, including financial literacy, homebuyer counseling, health and youth services, job training, and transportation. These resources aim to address the root causes of homelessness and promote stability.

Sanford also prioritizes housing rehabilitation to improve safety and prevent displacement due to substandard housing. The city emphasizes community engagement through the CDBG Advisory Board and public meetings, ensuring resident voices guide program development.

Partnerships with public and private agencies are central to the city's approach, enhancing access to housing, healthcare, employment, and social services. Through this collaborative, resident-informed strategy, Sanford aims to build a strong support system and create sustainable pathways to housing for those in need.

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

Sanford's strategy for reaching unsheltered homeless individuals combines proactive outreach, individualized assessments, and strong partnerships. Local organizations, often supported by the city, conduct regular street outreach to build trust, distribute essentials like food and hygiene

kits, and assess needs to connect individuals with appropriate services.

The city collaborates with the Homeless Services Network of Central Florida to prioritize individuals through the Coordinated Entry System for housing and support. Nonprofits and faith-based groups like Rescue Outreach Mission and Grace and Grits often serve as first contacts, linking people to housing, healthcare, and employment programs.

Sanford also partners with law enforcement and emergency responders, training them to engage compassionately with those in crisis. Mobile resource events further enhance access by bringing services like healthcare, housing assistance, and legal aid directly to those in need.

This coordinated approach ensures that unsheltered individuals are not only identified but also connected to tailored support, guiding them toward long-term housing stability.

Addressing the emergency shelter and transitional housing needs of homeless persons

The City of Sanford is actively addressing the emergency shelter and transitional housing needs of homeless individuals through collaboration with local organizations and the implementation of targeted programs. A key partner in these efforts is the Rescue Outreach Mission of Central Florida, the only emergency shelter in Seminole County, which provides safe housing, meals, and supportive services to men, women, and children experiencing homelessness. Their facilities include separate shelters for men and for women with children, offering resources aimed at helping residents transition to self-sufficiency.

In addition to emergency shelter services, Sanford supports transitional housing programs designed to assist individuals and families in moving toward permanent housing solutions. Organizations such as Pathways to Home offer rapid re-housing and permanent supportive housing programs, including case management, financial literacy education, job skills training, and financial assistance, to facilitate stable living conditions for homeless families.

By partnering with these organizations and supporting their initiatives, the City of Sanford aims to provide comprehensive support to homeless individuals and families, addressing both immediate shelter needs and facilitating long-term housing stability.

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

The City of Sanford uses a comprehensive approach to help homeless individuals and families, especially chronically homeless persons, families with children, veterans, and unaccompanied youth, transition to permanent housing and independent living. Key strategies include rapid re-housing, which offers short-term rental assistance, case management, and services like financial literacy and job training for those with moderate needs.

For individuals needing more support, transitional housing provides structured environments with counseling and self-sufficiency training, while permanent supportive housing serves those with disabilities or chronic conditions through long-term housing paired with intensive case management.

Emergency shelters offer immediate safety and connect individuals to resources such as employment assistance and healthcare. Specialized programs support veterans through housing, case management, and mental health care, and assist unaccompanied youth with shelter, education, and life skills training.

To prevent recurring homelessness, Sanford provides follow-up case management, childcare support, and employment services. The city also partners with landlords and developers to expand affordable housing options. These efforts collectively aim to reduce homelessness and create lasting stability for the city's most vulnerable populations.

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

Sanford has implemented a comprehensive strategy to prevent homelessness among low-income and extremely low-income individuals and families. A core component is discharge planning in partnership with healthcare, foster care, mental health, and corrections systems to ensure individuals leaving institutions have stable housing and support services in place. The city

supports transitional housing, case management, and counseling to help with reintegration.

To prevent eviction, Sanford offers rental and utility assistance, as well as mediation services through partners like Pathways to Home. These efforts are supported by wraparound services, including healthcare, mental health counseling, and job training, delivered in collaboration with agencies like Aspire Health Partners and Seminole County Community Services.

Sanford pays particular attention to unaccompanied youth aging out of foster care, offering housing, life skills, and educational support. Broader employment and education programs aim to build long-term self-sufficiency through job training and financial literacy.

The city also invests in preserving and developing affordable housing, using rehabilitation funding and partnerships with developers to expand housing options. By combining immediate interventions with long-term strategies, Sanford works to prevent homelessness before it starts and promote housing stability for its most vulnerable residents.

Discussion

In conclusion, the City of Sanford is committed to reducing and ending homelessness through a multifaceted approach that addresses both immediate needs and systemic challenges. By prioritizing access to emergency and transitional housing, expanding affordable housing opportunities, and providing supportive services tailored to vulnerable populations, the city aims to foster long-term stability and independence for its residents. Collaborative efforts with local organizations, public agencies, and community stakeholders ensure a coordinated and effective response to homelessness. Through these comprehensive initiatives, Sanford strives to build a community where every individual and family has the opportunity to secure safe, stable housing and achieve a brighter future.

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

Introduction:

Access to affordable housing remains a key priority in the city’s efforts to improve the quality of life for residents. This section identifies public policies, local conditions, and systemic challenges that may directly or indirectly limit the development, preservation, or access to affordable housing. Through this analysis, the jurisdiction aims to better understand these barriers and implement strategies that reduce regulatory constraints, expand housing opportunities, and support inclusive growth.

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

Currently, the City of Sanford runs a Housing & Rehabilitation Program for low-income homeowners, providing grants of up to \$30,000 for minor or major repairs, such as roofing and electrical, plumbing, window replacement, water heater replacement, floor leveling, HVAC, painting, and ADA accessibility retrofits using its annual CDBG allocation. The city also provides for an administrative modification of minimum standards and specifications as an incentive for affordable housing production, and a waiver, discount, or difference of application, permit, and impact fees to incentive affordable housing development.

The city is exploring options for bringing more affordable housing funding into the community, such as State Housing Initiative Partnership (SHIP) funds, and HOME Investment Partnership funds. The city will also seek to use its limited CDBG funds for the development of affordable housing in key locations, particularly for adaptive reuse of abandoned or underutilized structures, and for housing assistance programs such as down payment assistance.

The city is also exploring increasing zoning flexibility to allow for more diverse housing types such as accessory dwelling units. Increasing housing density, especially through mixed-use zoning to improve access to community elements such as grocery stores, and transit-oriented development which clusters higher density mixed-use development near transit hubs, would also increase access and opportunity for Sanford residents. Reducing parking requirements overall to 1.5 or 1 parking space per unit for multifamily developments, particularly near transit hubs, would reduce housing development costs. Further, allowing for a parking reduction as an incentive in exchange for the development of affordable housing units would be a benefit to developers in Sanford.

To address the needs of the most vulnerable residents, the city is enhancing their partnerships with social services providers to develop and support permanent supportive housing. The city is also looking into funding programs for affordable housing for veterans, and the Housing Opportunities for Persons with Aids (HOPWA) program.

Discussion:

In conclusion, the City of Sanford is committed to ensuring that fair, open, and affordable housing is available to all residents, including for those who are disadvantaged by disability or circumstance. Through policy implementation, creative partnerships, and enhancement of programs, the city coordinates an effective response to the area’s affordable housing shortage while enhancing support for strategic economic development. By coordinating efforts to increase affordable housing supply and economic opportunities, the city works to ensure long-term generational wealth-building and the good health and well-being of its residents. Sanford strives to build a community where every individual and family has the opportunity to secure, safe, quality affordable housing and strong, vibrant neighborhoods.

AP-85 Other Actions – 91.220(k)

Introduction:

This section of the Plan describes the specific actions that the city will take to address the housing and community development needs of low- and moderate-income residents during PY 2025-2026 based on the strategies outlined in the five-year plan for reducing lead-based paint hazards, reducing poverty, developing institutional structure, and enhancing coordination between the public and private housing and social service agencies.

Actions planned to address obstacles to meeting underserved needs

There are various barriers that produce obstacles to meeting need including structural, financial, social, or political. The primary obstacle to meeting underserved needs is insufficient resources which limit the capacity of organizations to serve underserved communities. Nonprofits and community programs often operate on tight budgets, limiting the scale and sustainability of their services.

The current housing market and economic environment also serve as barriers to meeting needs as rental rates and home values have significantly increased while employee incomes have stayed stagnant, increasing the number of families and individuals needing access to services.

Addressing all housing, homeless, and community development needs is a difficult task due to lack of funding and a constantly shifting housing market. The city will utilize all possible resources, including CDBG, and continue to seek leveraging opportunities to meet as many underserved needs as possible.

Consistent with the Five-Year Consolidated Plan's Strategic Plan, the city will maximize resources to pursue the goals of providing increased access to affordable housing and enhancing the quality of life for people living in low- and moderate-income neighborhoods through public investment in facilities and infrastructure improvements, essential services, as well as the elimination of blight. The city will work closely with the Community Redevelopment Agency, CoC, housing and homeless partners, and other city departments to achieve these goals.

Actions planned to foster and maintain affordable housing

Fostering and maintaining affordable housing requires a combination of policy, funding, community planning, and long-term management strategies. While the city has limited funding for housing activities, the city does operate a housing rehabilitation program designed to provide assistance in the form of a grant to eligible low-income homeowners in the City of Sanford, who would not otherwise be able to make necessary repairs to correct safety concerns and improve

the immediate livability of their homes. Housing rehabilitation fosters and maintains housing affordability through preservation of the city's existing affordable housing stock. The city leverages its federal CDBG dollars with state SHIP funds provided by Seminole County to maximize efforts towards fostering and maintaining affordable housing.

The city also supports affordable housing efforts of the Sanford Housing Authority (SHA), who continues to seek funding from public and private sources to finance implementation of the goals and objectives identified in the five-year plan. Goals include expanding housing opportunities to increase access to affordable housing and increase homeownership opportunities. The funding sources may include but not be limited to ,Low Income Housing Tax Credit Program, Community Development Block Grant, Capital Fund Natural Disaster Grants, State Apartment Incentive Loan (SAIL), State Housing Initiative Partnership (SHIP) funds, Federal Home Loan Bank funds, Congressional Grants, the HUD Rental Assistance Demonstration (RAD) Program and others to facilitate development of replacement housing, offices, resource center, commercial space, and related amenities. SHA will continue to work with the City of Sanford, Choice Neighborhood Initiative (CNI) Initiative Partners, Seminole County, Orlando Housing Authority, former residents, and community stakeholders towards implementation of the goals and strategies set forth in the CNI Transformation Plan.

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 detailed work write-ups 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:
 - d) Children under the age of 6 reside in the home.
 - e) 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.

- f) 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:
 - d) A brochure concerning lead-based paint hazards is to be provided to the household.
 - e) The client is to be provided with a Disclosure of Information on Lead-Based Paint.
 - f) 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 work. The City of Sanford may stabilize deteriorated paint, which includes the correction of moisture leaks or other obvious causes of paint deterioration. Clearance examinations 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; and
- 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 City of Sanford plans to utilize its federal CDBG funds to the maximum extent to address and reduce poverty for residents. The city will prioritize funding allocations towards the most pressing needs to support housing stability, promote upward mobility, and help residents to achieve and maintain self-sufficiency. The City of Sanford will implement various programs and activities that have been identified as impactful poverty reducing strategies including the provision of critical and essential public services to low income, special needs, homeless, and other vulnerable populations. The City of Sanford is currently in the process of implementing actions to alleviate poverty in identified disadvantaged neighborhoods. 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 to plan for 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. 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 Black men.

The city continues to partner with non-profit organizations to provide services such as childcare, mentoring programs for middle and high school students, health care, employment and training for youth and youth services and public safety and security for the elderly, all solutions for supporting economic independence. The City of Sanford will also coordinate with the CoC and support efforts to improve the homeless response system to reduce homelessness and move people into more financially stable situations.

The city will strengthen partnerships with public and private entities serving low income and vulnerable populations to increase outreach and raise awareness of existing services and will seek additional partnerships that may help reduce poverty for city residents.

Actions planned to develop institutional structure

The city recognizes that proper institutional delivery structures are critical to the long-term success of housing and community development efforts. Developing an effective institutional structure involves establishing a clear, efficient, and sustainable organizational framework with aligned visions and goals. These structures assist in proper targeting of resources, efficient use of those resources, and meaningful changes in the number of poverty-level families. The city will continue to build its external networks to promote collaboration with government, NGOs, donors, and the community and will actively engage housing, homeless, and community partners to carry out funding strategies to address long-term challenges in the region.

The staff within the Community Relations and Neighborhood Engagement Department will be responsible for providing direct technical assistance to partners and subrecipients authorized to carry out activities. This office will monitor subrecipient progress and expenditures periodically, providing any necessary technical assistance if a potential problem or a finding is discovered through the monitoring activities.

The city, in conjunction with 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.

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

Enhancing coordination between public and private housing and social service agencies is essential for improving housing stability, preventing homelessness, and delivering comprehensive services to individuals and families in need. The city will continue to break down silos by creating and nurturing partnerships with housing and social service providers, which are essential to the success of its housing and community development programs.

The city will explore opportunities to share program information through partner engagement activities that may include:

- Meeting with representatives from public housing authorities (PHAs), private landlords,

nonprofit housing developers, social service providers, and local governments.

- Developing shared goals and timelines with partner organizations.
- Coordinating funding strategies and policy alignment with partners.

The city will also coordinate and utilize partner data, such as homeless data from the Homeless Management Information System (HMIS), to the extent possible to enable data-driven decision-making and reduce service duplication. The city will work to build mutual understanding and improve service delivery through cross-staff training and the provision of technical assistance to subrecipients and partners.

Annually, the city will continue to engage residents, stakeholders, and community partners through the Action Plan process to re-evaluate funding strategies and solicit input on priority housing and social service needs, particularly for low-income and vulnerable populations.

Program Specific Requirements

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

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

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

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

Other CDBG Requirements

1. The amount of urgent need activities	\$0
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