



Consolidated Plan Amendment #1

PY 2025 - 2029

Strategic Plan

SP-05 Overview

Strategic Plan Overview

The strategic plan is the framework for how the city will invest its CDBG funding for PY 2025-2029 based on the data and information analyzed in the needs assessment, market analysis, and in consideration of stakeholder input. The strategic plan outlines goals and outcomes for addressing priority needs. A summary of the information and data found in the strategic plan is below.

Geographic Priorities –The City of Sanford will invest CDBG dollars city-wide based on the level of need, the availability of funds, and program capacity. In certain instances, the city will make investments as a “direct benefit” to eligible applicants and populations based on the HUD eligible activity and in accordance with income qualification requirements.

Priority Needs – Funds are allocated based on priority needs established from analysis of the needs assessment, market analysis, and from public input. The city identified six priority needs including: affordable housing, neighborhood revitalization, public services, ending homelessness, economic development, and planning and administration.

Influence of Market Conditions – In making funding decisions, the city will also consider housing market conditions. Housing market considerations include the limited availability of affordable housing and the high incidence of housing cost burden. Changes in the housing market including fluctuating interest rates, housing supply and demand, current loan products, and home prices will also influence how investments are made.

Anticipated Resources –The city anticipates having available \$2,188,765 of Community Development Block Grant (CDBG) grant funds over five-years (2025-2029). This is based on annual funding allocations remaining level and subject to an approved federal budget. The city will also leverage federal dollars with other resources, when possible, to maximize community investment and increase project impact.

Institutional Delivery Structure – The Community Relations and Neighborhood Engagement Department is responsible for overall program administration, but the city’s institutional delivery structure is comprised of various city departments, housing partners, non-profit organizations, local business partners, and civic leaders that will participate in the delivery of services and in carrying out program objectives.

Goals – The city has set eight goals to address priority community needs including: create and preserve affordable units, promote homeownership, improve public facilities and infrastructure, address slum and blight, stabilize low-income populations, improve homeless response, enhance economic growth, and planning and administration.

As part of Amendment #1 to the FY 2025–2029 Consolidated Plan, the City revised and streamlined its strategic goal structure to better align with current implementation priorities, anticipated CDBG activities, and administrative flexibility. The original goal structure included eight separate goals associated with six priority need categories. Through Amendment #1, the City consolidated and reorganized the goals into the following five strategic categories:

- Affordable Housing
- Neighborhood Revitalization
- Public Services
- Economic Development
- Planning and Administration

As part of this amendment, the goals “Create or Preserve Affordable Units” and “Promote Homeownership” were consolidated under the Affordable Housing category to provide a more comprehensive and flexible approach to addressing housing rehabilitation, housing preservation, accessibility improvements, and homeownership assistance activities. In addition, the goals “Improve Public Facilities and Infrastructure” and “Address Slum and Blight” were consolidated under the Neighborhood Revitalization category to better align community revitalization, infrastructure improvements, public facility enhancements, demolition activities, and neighborhood improvement strategies within a unified revitalization framework.

Activities previously identified under the “Ending Homelessness” priority category will continue to remain eligible activities under the Public Services category, including homelessness prevention, housing stability services, emergency assistance, supportive services, and related activities benefiting low- and moderate-income populations. This amendment does not eliminate the City’s commitment to homelessness prevention, affordable housing, or neighborhood revitalization activities, but instead streamlines the implementation framework to improve program administration, strategic alignment, and flexibility in addressing evolving community needs throughout the Consolidated Plan period.

SP-10 Geographic Priorities – 91.215 (a)(1)

Geographic Area

Table 1 - Geographic Priority Areas

1	Area Name:	City-wide
	Area Type:	Other
	Other Target Area Description:	Other
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	Sanford city limits and boundaries.
	Include specific housing and commercial characteristics of this target area.	The City of Sanford overall suffers from a lack of affordable housing, the need to revitalize community roadways and infrastructure, and make public improvements. There is also a high number of cost burdened and poverty stricken residents, particularly low-income and vulnerable populations, needing poverty reducing public services.
How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	Input received through public meetings, a community needs survey, and a stakeholder dialogue session identified trending priority needs including affordable housing, public services, and infrastructure improvements. These consultation efforts directly informed geographical interests by indicating that while there are certain areas where needs are high, investing city-wide will provide greater impact and overall benefit to Sanford residents.	

<p>Identify the needs in this target area.</p>	<p>The needs assessment, market analysis, and community meetings determined that various areas throughout the city suffer from a lack of affordable housing, the need to revitalize community roadways and infrastructure, and make public improvements. There is also a high number of cost-burdened and poverty-stricken residents, particularly low-income and vulnerable populations, needing poverty reducing public services.</p>
<p>What are the opportunities for improvement in this target area?</p>	<p>The city has the opportunity to invest in activities that will increase access to affordable housing through revitalization and reduce poverty for low-income and vulnerable populations through the provision of public services.</p>
<p>Are there barriers to improvement in this target area?</p>	<p>The housing market and inflation pose significant barriers to fully improving the city. The city's funding allocations are limited and reduce opportunities for large scale affordable housing development.</p>

General Allocation Priorities

Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA)

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

SP-25 Priority Needs - 91.215(a)(2)

Priority Needs

Table 2 – Priority Needs Summary

1	Priority Need Name	Affordable Housing
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Individuals veterans Persons with HIV/AIDS Victims of Domestic Violence Elderly Frail Elderly Persons with Physical Disabilities Victims of Domestic Violence
	Geographic Areas Affected	Other
	Associated Goals	Create or Preserve Affordable Units Promote Homeownership
	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. The city will also increase homeownership opportunities through purchase assistance activities including providing down payment assistance, paying reasonable closing cost, and subsidizing interest rates.

	Basis for Relative Priority	The city conducted a comprehensive analysis of quantitative and qualitative data to determine strengths and gaps to identify priority needs. This priority need was selected due to the results of a housing needs assessment and market analysis revealing a lack of affordable housing, cost burden for both renters and owners, presence of substandard housing, and lack of access to homeowner subsidy programs. Robust community engagement with residents, housing providers, non-profit organizations, social service providers, and other relevant stakeholders supports the findings.
2	Priority Need Name	Neighborhood Revitalization
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents
	Geographic Areas Affected	Other
	Associated Goals	Improve Public Facilities and Infrastructure Address Slum and Blight
	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. The city will also address slum and blighted conditions through the clearance and demolition of dilapidated housing structures.
	Basis for Relative Priority	The city conducted a comprehensive analysis of quantitative and qualitative data to determine strengths and gaps to identify priority needs. This priority need was selected due to the results of a housing needs assessment and market analysis revealing that public facilities and infrastructure will need to be expanded or updated to support population growth, affordable housing activities, and overall revitalization efforts to provide suitable living environments for the city's low - income and vulnerable populations. Robust community engagement with residents, housing providers, non-profit organizations, social service providers, and other relevant stakeholders supports the findings.

3	Priority Need Name	Public Services
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities
	Geographic Areas Affected	Other
	Associated Goals	Stabilize Low Income Populations
	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

	Basis for Relative Priority	The city conducted a comprehensive analysis to identify existing supportive services intended to reduce poverty, provide housing stability, and promote upward mobility and self-sufficiency and to determine gaps in service delivery. This priority need was selected due to the results of the analysis which revealed the unmet needs of the city’s low-income and vulnerable populations. In an inflated market support services are greatly needed to provide housing and financial stability. The analysis also revealed a need for programs and services to provide access to financial stability and economic opportunities through employment training. Robust community engagement with residents, housing providers, non-profit organizations, social service providers, and other relevant stakeholders supports the findings.
4	Priority Need Name	Ending Homelessness
	Priority Level	High
	Population	Extremely Low Low Moderate Families with Children Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence
	Geographic Areas Affected	Other

	Associated Goals	Improve Homeless Response
	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 include emergency shelter, transitional housing, access to basic healthcare, mental health counseling, and homeless prevention services.
	Basis for Relative Priority	The city conducted a comprehensive analysis of quantitative and qualitative data to determine strengths and gaps to identify priority needs. This priority need was selected due to the results of a homeless needs assessment which identified existing homelessness in the city and the need for shelter and supportive services to help reduce homelessness or prevent families and households from becoming homeless. Robust community engagement with residents, housing providers, non-profit organizations, social service providers, and other relevant stakeholders supports the findings.
5	Priority Need Name	Economic Development
	Priority Level	High
	Population	Extremely Low Low Moderate
	Geographic Areas Affected	Other
	Associated Goals	Enhance Economic Growth
	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.
	Basis for Relative Priority	The city conducted a comprehensive analysis of quantitative and qualitative data to determine strengths and gaps to identify priority needs. This priority need was selected due to the results of community meetings indicating the need for assistance to businesses for revitalization purposes to stimulate economic growth and vitality amongst the community. Robust community engagement with residents, housing providers, non-profit organizations, social service providers, and other relevant stakeholders supports the findings.

6	Priority Need Name	Planning and Administration
	Priority Level	High
	Population	Extremely Low Low Moderate Other
	Geographic Areas Affected	Other
	Associated Goals	Planning and Administration
	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.
	Basis for Relative Priority	The city conducted a comprehensive housing needs assessment and market analysis to determine activities to carry out during the consolidated plan period to provide decent housing, a suitable living environment, and economic opportunities for its residents. The Community Relations and Neighborhood Engagement Department is responsible for the administration of HUD grants and carrying out activities in accordance with federal regulations which resulted in the identification of planning and administration as a priority need.

Narrative (Optional)

Not applicable.

SP-30 Influence of Market Conditions – 91.215 (b)

Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	<ul style="list-style-type: none"> • Availability of affordable rental housing stock for families of all sizes. • Availability of voucher programs. • Availability of enforcement agencies to regulate eligibility terms and conditions of tenant based rental assistance program. • Local land use policies and jurisdiction comprehensive planning goals that support the development of multi-family housing stock. • High rates of cost burden and severe cost burden especially for LMI renters.
TBRA for Non-Homeless Special Needs	<ul style="list-style-type: none"> • Availability of affordable rental housing stock for individuals with disabilities, the elderly, victims of domestic violence, people suffering from substance abuse, or individuals living with HIV/AIDS. • Availability of voucher programs. • Availability of enforcement agencies to regulate eligibility terms and conditions of tenant based rental assistance programs. • Availability of enforcement agencies to regulate accommodations and modifications for individuals with disabilities and their families. • Availability of supportive housing services. • Local land use policies and jurisdiction comprehensive planning goals that support the development of universal multi-family housing stock for individuals with disabilities and their families. • High rates of cost burden and severe cost burden especially for LMI renters. • Lower household income of individuals with special needs.
New Unit Production	<ul style="list-style-type: none"> • Local land use policies and jurisdiction comprehensive planning goals that support the development of affordable owner and rental housing. • Current cost of materials for new unit production. • Availability of incentives to developers to produce new single family and multi-family affordable housing units. • Limited supply of decent, affordable housing that represents the housing need based on size and household income. • Availability of surplus land or cost of land.
Rehabilitation	<ul style="list-style-type: none"> • Current cost of materials for rehabilitation. • Condition of housing units. • Age of housing stock.

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Acquisition, including preservation	<ul style="list-style-type: none"> • Evaluation of fair market prices for home purchases. • Cost of materials for redevelopment • Increasing home values. • Fluctuating interest rates. • Stricter lending requirements and underwriting criteria. • Availability of loan products. • Inventory of homes and lands for sale.

Table 3 – Influence of Market Conditions

SP-35 Anticipated Resources - 91.215(a)(4), 91.220(c)(1,2)

Introduction

Over the five-year period beginning October 1, 2025, and ending September 30, 2029, the City of Sanford intends to have available HUD funds to carry out housing, public service, and community development activities and plans to leverage other resources, when available, for greater impact. Estimated amounts are dependent on the annual federal program allocations remaining the level and are subject to an approved federal budget. Anticipated five-year HUD funding availability is \$2,188,765 through the Community Development Block Grant (CDBG) program. The city also anticipates having available \$200,000 in previous year CDBG carry forward, available for the first year of the Consolidated Plan.

The City of Sanford shall administer its grant in accordance with all applicable immigration restrictions and requirements, including the eligibility and certification requirement that apply under title IV of the Personal Responsibility and Work Opportunity Reconciliation Act of 1996, as amended (8 U.S. C. 1601-1646) (PRWORA) and any applicable requirements that HUD, the Attorney General, or the U.S. Citizenship and Immigration Services may establish from time to time to comply with PRWORA, Executive Order 14218 or other Executive Orders or immigration laws. The city will not use funding under this grant in a manner that by design or effect facilitates the subsidization or promotion of illegal immigration or abets policies that seek to shield illegal aliens from deportation. Unless excepted by PRWORA, the city must use SAVE, or an equivalent verification system approved by the Federal government, to prevent any Federal public benefit from being provided to an ineligible alien who entered the United States illegally or is otherwise unlawfully present in the United States.

The City of Sanford agrees that its compliance in all respects with all applicable Federal anti-discrimination laws is material to the U.S. Government's payment decisions for purposes of section 3729(b)(4) of title 31, United States Code.

The City of Sanford will not operate any programs that violate any applicable Federal anti-discrimination laws, including Title VI of the Civil Rights Act of 1964.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	437,753	0	200,000	637,753	1,751,012	The Community Development Block Grant (CDBG) program is a flexible program that provides communities with resources to address a wide range of unique community development needs. The expected amount of CDBG funds available for the remainder of the con plan is based on the annual allocation amount remaining level and an approved federal budget. The carry over amount of \$200,000 is available for PY25 but is not guaranteed to be available in all program years, therefore this amount is not included in the estimated amount available for the remainder of the con plan.

Table 4 - Anticipated Resources

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’s federal funds act as a catalyst for leveraging additional resources—such as private, state, and local funding in several key ways including by incentivizing collaboration among various levels of government and with private entities and potentially supplementing existing local or state programs, allowing them to expand or scale up. This encourages more investment in programs that may otherwise be

underfunded. The city leverages its federal CDBG dollars with the county's state funded SHIP program to maximize impact and benefit to residents of housing activities.

The City of Sanford will use federal funds to support projects and programs implemented by city staff as well as non-profit organizations and other partners. For the projects to be successful, other funding sources including in-kind resources are often added to the federal funding to have sufficient resources to benefit the population to be served as well as to cover expenditures that may not be allowed under the CPD programs or to cover indirect costs. The source of these additional funds will depend on the nature of the activity. For example, funds provided for public service activities may be matched by the agencies receiving funding from other sources including public and private sources as well as foundations and fundraising. The city will continue to identify funding sources that can be pooled to make a greater impact within the community.

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.

Florida Statutes, Sec 125.379, requires each county to prepare an inventory list every three years of all county-owned lands within its jurisdiction that is appropriate for use as affordable housing. The list is then reviewed and adopted by resolution at a public hearing. The disposition of any of these properties for affordable housing is subject to the discretion of the City of Sanford and Seminole County.

Discussion

Not applicable.

SP-40 Institutional Delivery Structure – 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
City of Sanford Community Relations and Neighborhood Engagement Department	Government	Economic Development Non-homeless special needs Ownership Rental neighborhood improvements public facilities public services	Jurisdiction
Seminole County Community Services Department	Government	Planning	Region
ORLANDO HOUSING AUTHORITY	PHA	Public Housing	Jurisdiction
Central Florida Commission on Homelessness Continuum of Care (CoC)	Continuum of care	Homelessness	Jurisdiction
Habitat for Humanity Seminole Apopka	Non-profit organizations	Ownership	Jurisdiction
Dave's House	Non-profit organizations	Homelessness Non-homeless special needs	Jurisdiction

Table 5 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

The institutional delivery system in Sanford, supported by Seminole County, demonstrates several key strengths that contribute to effective implementation of the Consolidated Plan. One of its core strengths is strong intergovernmental coordination. The partnership between the City of Sanford and the Seminole County Community Services Department enables streamlined administration of federal funding, including the Community Development Block Grant (CDBG), HOME, and SHIP programs. This

collaboration ensures that housing and community development resources are managed efficiently and aligned with local needs.

Another strength lies in Sanford’s diverse and engaged network of nonprofit organizations. Groups such as Habitat for Humanity, Dave’s House, Florida SPECS, Rescue Outreach Mission, and others deliver a wide range of housing, shelter, and supportive services. These nonprofits are essential in serving vulnerable populations, including the chronically homeless, families, persons with disabilities, and low-income residents. Additionally, the involvement of the Sanford Housing Authority, supported administratively by the Orlando Housing Authority, enhances the city’s ability to manage rental assistance programs. Public engagement mechanisms such as advisory boards and community meetings also help ensure that residents’ voices are included in planning and implementation processes.

Despite these strengths, the system faces several gaps. One notable limitation is the shortage of certified Community Housing Development Organizations (CHDOs), which restricts Sanford’s capacity to fully utilize HOME funds for affordable housing development. Additionally, there is an ongoing lack of emergency and transitional housing, particularly for unaccompanied youth, families with children, and survivors of domestic violence. While nonprofits are active, coordination among service providers can be fragmented, occasionally leading to overlaps in services or unmet needs, especially in areas such as mental health and substance use treatment.

Sanford also continues to struggle with an insufficient supply of affordable housing. The current inventory does not adequately meet the demand, particularly for extremely low-income households or those needing permanent supportive housing. Data sharing and performance tracking across agencies could also be improved to better measure outcomes and identify service gaps. Finally, stronger connections between housing programs and workforce development efforts would help promote economic mobility and reduce the risk of housing instability for low-income residents.

In summary, while Sanford's institutional delivery system benefits from strong partnerships and a committed network of stakeholders, it must address issues related to service coordination, capacity building, and housing availability to maximize its impact and ensure access to housing and supportive services.

Availability of services targeted to homeless persons and persons with HIV and mainstream services

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy	X	X	X
Legal Assistance			
Mortgage Assistance	X		
Rental Assistance	X	X	

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Utilities Assistance	X		
Street Outreach Services			
Law Enforcement	X	X	
Mobile Clinics	X		
Other Street Outreach Services	X	X	
Supportive Services			
Alcohol & Drug Abuse	X		
Child Care	X		
Education	X		
Employment and Employment Training	X		
Healthcare	X		X
HIV/AIDS	X		X
Life Skills	X		
Mental Health Counseling	X	X	
Transportation	X		
Other			
	X		

Table 6 - Homeless Prevention Services Summary

Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)

Sanford’s service delivery system offers a coordinated, multi-agency approach to meet the unique needs of key homeless populations, including chronically homeless individuals, families with children, veterans, and unaccompanied youth.

For chronically homeless individuals and families, the system emphasizes housing first, connecting clients to permanent supportive housing (PSH) through the Homeless Services Network (HSN) and its Coordinated Entry System (CES). PSH combines long-term housing with wraparound services like case management, behavioral healthcare, and life skills training. Partners such as Dave’s House, Rescue Outreach Mission, and Pathways to Home play key roles in delivering housing and support, while organizations like Aspire Health Partners provide integrated healthcare and substance use treatment.

For families with children, the system includes emergency shelter, rapid re-housing, and long-term stability support. Pathways to Home and Family Promise help families transition from homelessness to housing, while the Families in Need (FIN) program through Seminole County Public Schools ensures

continued education and access to services. Families receive wraparound support that includes job training, childcare assistance, and mental health services.

Veterans and their families benefit from a strong local collaboration with the U.S. Department of Veterans Affairs (VA) and regional programs like Supportive Services for Veteran Families (SSVF). Veterans are connected to HUD-VASH for long-term rental assistance and case management. Local organizations, including the Sanford Vet Center, Rescue Outreach Mission, and Pathways to Home, help stabilize housing and address trauma-related needs. For veterans with disabilities, PSH units are available through partnerships with nonprofit developers.

Unaccompanied youth are served through trauma-informed outreach, education support, and transitional housing. Programs like H.O.P.E. engage youth on the streets and link them to shelter, counseling, and life skills development. FIN ensures students experiencing homelessness maintain school stability, while providers like Aspire Health Partners offer therapy and treatment. Additional organizations such as the Sanford Community Youth Alliance provide mentoring, job training, and emotional support.

Across all populations, the system integrates housing with services to promote long-term stability. Though resource constraints remain, Sanford's collaborative network of public agencies and nonprofit providers ensures tailored, compassionate support for those experiencing homelessness.

Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above

Sanford's service delivery system for special needs populations and people experiencing homelessness is built on strong collaboration, a diverse provider network, and targeted services. Key strengths include coordination through the Central Florida Continuum of Care (CoC), specialized nonprofits like Dave's House and Florida SPECS, and programs addressing the needs of veterans, youth, and families. Providers such as Rescue Outreach Mission and Pathways to Home offer both emergency housing and case management, while Aspire Health Partners delivers essential behavioral health services.

Despite these strengths, significant gaps remain. The system faces a shortage of affordable and supportive housing, especially for extremely low-income residents and those with disabilities. Shelter capacity is limited, particularly for unaccompanied youth and survivors of domestic violence. Inconsistent outreach in rural areas, a shortfall of certified Community Housing Development Organizations, and weak data sharing between providers further hinder service delivery. Additionally, job training, transportation access, and integration of workforce programs into housing services are limited.

To improve outcomes, Sanford must expand housing stock, enhance provider coordination, strengthen economic mobility programs, and invest in transportation and service infrastructure. Addressing these gaps will help build a more effective system for vulnerable residents.

Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs

To address gaps in its institutional structure and service delivery system, the City of Sanford has developed a strategy focused on expanding affordable and supportive housing, improving coordination among partners, and enhancing long-term stability for vulnerable residents. Key priorities include increasing housing for extremely low-income households, individuals with disabilities, and people experiencing homelessness through partnerships with nonprofit developers and CHDOs. The city also plans to provide technical support to expand CHDO capacity.

Improving collaboration between public agencies, nonprofits, and private partners is another focus, with efforts to better align housing with health, employment, and education services. Enhancing data integration through the Coordinated Entry System will improve resource allocation and reduce duplication.

To address the shortage of emergency and transitional housing, especially for families, youth, and survivors of domestic violence, Sanford is exploring partnerships, adaptive reuse of buildings, and use of public land. The city also aims to expand access to job training, transportation, and financial literacy programs to promote long-term stability.

Overall, the strategy emphasizes housing development, cross-sector collaboration, supportive services, and economic mobility to ensure access to stable housing for all residents.

SP-45 Goals Summary – 91.215(a)(4)

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	City-wide	Affordable Housing	CDBG: \$979,083	Homeowner Housing Rehabilitated: 20 Household Housing Unit
2	Promote Homeownership	2025	2029	Affordable Housing	City-wide	Affordable Housing	CDBG: \$275,000	Direct Financial Assistance to Homebuyers: 5 Households Assisted
3	Improve Public Facilities and Infrastructure	2025	2029	Non-Housing Community Development	City-wide	Neighborhood Revitalization	CDBG: \$135,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 600 Persons Assisted
4	Address Slum and Blight	2025	2029	Non-Housing Community Development	City-wide	Neighborhood Revitalization	CDBG: \$50,000	Buildings Demolished: 10 Buildings
5	Stabilize Low Income Populations	2025	2029	Non-Housing Community Development	City-wide	Public Services	CDBG: \$328,315	Public service activities other than Low/Moderate Income Housing Benefit: 1000 Persons Assisted
6	Improve Homeless Response	2025	2029	Homeless	City-wide	Ending Homelessness	CDBG: \$43,617	Homelessness Prevention: 21 Persons Assisted
7	Enhance Economic Growth	2025	2029	Non-Housing Community Development	City-wide	Economic Development	CDBG: \$140,000	Businesses assisted: 3 Businesses Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
8	Planning and Administration	2025	2029	Program Administration	City-wide	Planning and Administration	CDBG: \$437,750	Other: 0 Other

Table 7 – Goals Summar

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 down payment assistance, 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.

Amendment #1 Goals Summary

The Goals Summary Information table was revised as part of Amendment #1 to streamline and consolidate the City's strategic goals to better align with current implementation priorities and anticipated CDBG activities. The amendment reorganizes the original eight goals into five broader strategic categories: Affordable Housing, Neighborhood Revitalization, Public Services, Economic Development, and Planning and Administration.

As part of this revision, the goals "Create or Preserve Affordable Units" and "Promote Homeownership" were consolidated under the Affordable Housing category. Additionally, the goals "Improve Public Facilities and Infrastructure" and "Address Slum and Blight" were consolidated under the Neighborhood Revitalization category. Activities previously identified under the "Ending Homelessness" goal were incorporated into the Public Services category to provide greater flexibility in addressing homelessness prevention, housing stability, and supportive service activities.

The amendment does not change the overall funding allocations, goal outcome indicators, or intended beneficiaries previously identified in the adopted Consolidated Plan. Rather, the amendment consolidates and reorganizes the goals into broader categories

to improve administrative efficiency, simplify program reporting, and provide greater flexibility in responding to evolving community development needs throughout the Consolidated Plan period.

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Affordable Housing	2025	2029	Affordable Housing	City-wide	Affordable Housing	CDBG: \$1,254,083	Homeowner Housing Rehabilitated: 20 Household Housing Units; Direct Financial Assistance to Homebuyers: 5 Households Assisted
2	Neighborhood Revitalization	2025	2029	Non-Housing Community Development	City-wide	Neighborhood Revitalization	CDBG: \$185,000	Public Facility or Infrastructure Activities: 600 Persons Assisted; Buildings Demolished: 10 Buildings
3	Public Services	2025	2029	Non-Housing Community Development	City-wide	Public Services	CDBG: \$371,932	Public Service Activities: 1,021 Persons Assisted
4	Economic Development	2025	2029	Non-Housing Community Development	City-wide	Economic Development	CDBG: \$140,000	Businesses Assisted: 3 Businesses Assisted
5	Planning and Administration	2025	2029	Program Administration	City-wide	Planning and Administration	CDBG: \$437,750	Other: Program Administration and Compliance

Amendment #1 Goals Table

1	Goal Name	Affordable Housing
	Goal Description	Support the provision of decent housing by increasing the availability and accessibility of affordable housing opportunities. The City will address this 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, emergency repairs for low- to moderate-income households, accessibility improvements, temporary relocation services, housing rehabilitation delivery costs, and homeownership assistance activities. Housing rehabilitation delivery costs may include eligible costs associated with the administration and implementation of housing activities, such as environmental review, inspections, work write-ups, cost estimates, project management, and other activities necessary to carry out eligible rehabilitation and homeownership programs. Homeownership activities may include providing eligible prospective homebuyers down payment assistance, paying reasonable closing costs, and subsidizing interest rates.
2	Goal Name	Neighborhood Revitalization
	Goal Description	Encourage community revitalization by investing in public facilities, infrastructure improvements, and neighborhood enhancement activities such as, but not limited to, improvements to infrastructure, playgrounds, waterlines, curbs, sidewalks, streetlights, sewers, internet access, and community centers. The City will also address slum and blighted conditions through the clearance and demolition of dilapidated housing structures and other eligible revitalization activities.
3	Goal Name	Public Services
	Goal Description	Promote poverty reduction, housing stability, homelessness prevention, upward mobility, and self-sufficiency by funding organizations providing essential services for low-income, vulnerable, homeless, 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, services for senior citizens, emergency assistance, homelessness prevention services, mental health counseling, transitional housing support, and related supportive services.

4	Goal Name	Economic Development
	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 and other eligible economic development activities intended to promote economic opportunity and neighborhood investment.
5	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, preparing regulatory documents, conducting environmental reviews, financial management, reporting, citizen participation activities, and overall program administration.

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)

The City of Sanford will utilize its CDBG funds to create or preserve affordable housing for 20 households through housing rehabilitation and will provide 5 households direct financial assistance to promote affordable homeownership. The city will provide affordable housing for a total of 25 extremely low-, low-, and moderate-income households during the Consolidated Plan period. In addition, the city will fund activities targeting the homeless population to assist the homeless or at-risk of becoming homeless maintain or obtain stable and affordable housing. The city will allocate approximately \$43,617 during the Consolidated Plan period towards homeless services benefiting 21 persons.

SP-50 Public Housing Accessibility and Involvement – 91.215(c)

Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)

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.

The housing authority is not required to have a Section 504 Voluntary Compliance Agreement.

Activities to Increase Resident Involvements

Although SHA does not currently house any residents, it continues to maintain communication with families who were previously relocated and who remain active in the HCV program managed by the Orlando Housing Authority.

Is the public housing agency designated as troubled under 24 CFR part 902?

No

Plan to remove the 'troubled' designation

Not applicable.

SP-55 Barriers to affordable housing – 91.215(h)

Barriers to Affordable Housing

The City of Sanford is a small municipality by geography and population with several historic areas, generational owners of homes and businesses, and relatively few monetary resources for addressing all of its housing and economic development needs. With a population of approximately 61,937 people (5-YR ACS: Table S0701), approximately 15,311 of these individuals are below the poverty line, or approximately 25%. Within the city, there are approximately 24,022 households (5-YR ACS: Table S2503); of these, 12,265 are owner-occupied, and 12,265 are renter-occupied – a near even split. The largest share of homes are between 25 and 45 years old (32.2% built between 1980 and 1999), and have 4 or 5 rooms (38.4%) or 6 or 7 rooms (27.6%) (5-YR ACS: Table S2504). Housing rehab is needed in the city, and homes with fewer rooms, as there is a national trend of individuals having fewer or no kids.

The vast majority of residential zones currently in the city are single-family and planned development. Single family zones are split into 10,000-square-foot lots, 7,500-square-foot lots, and 6,000-square-foot lots. There are also some medium-density residential zones. Multi-family residential zones are largely concentrated near downtown and the center of the city near the Seminole Expressway. Single-family residential zones limit the size, density, and type of housing that can feasibly be built in the city, limiting affordable housing options. Planned Developments (PDs) are a zoning type that allows for a flexibility of uses, but are often used to build large master-planned single-family neighborhoods, and ultimately can make it difficult to track how specific policies are impacting housing types and availability. The majority of Future Land Use designations in the city are Single Family Residential, and Suburban Estates.

There are a good number of High Density Residential uses, and some Medium Density Residential uses as well. In addition, Accessory Dwelling Units (ADUs) allow for additional residential units to be built, and are permitted by-right in three residential zones, SR-1AA, SR-1A, and SR-1, and are allowed after review by the Planning and Zoning Commission as a major conditional use in seven additional zoning district types; they're allowed in Planned Developments with conditions as well. However, there are some limitations in code that may make the implantation of ADUs difficult, such as a requirement for ADUs to conform architecturally with the primary unit, the prohibition of ADUs in side yards, and the requirement for 1 parking space per ADU unit, for example.

Parking is another area where regulations could be updated to allow for the development of more housing units, including affordable rental housing. While parking requirements can be waived administratively if the developer demonstrates hardship, the code currently requires 2 parking spaces per dwelling unit including for multi-family developments. This requirement can create an expensive and unnecessary burden on a developer to subsidize parking, particularly for households with no vehicle, or one vehicle. The city does provide application and permit fee waivers to affordable housing developers, but allowing a parking reduction as an affordable housing incentive would be a benefit to developers.

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

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 may 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.

Barriers to Affordable Housing (Continuation)

The city has no public housing units within city limits owned by any local housing authority, but it does have some rent-restricted subsidized and tax-credit housing, such as Monroe Landings in Historic Goldsboro with 144 units for individuals making 60% of the area median income, owned and operated by Wendover Housing Partners. An example of a subsidized homeownership opportunity was a six-home development project funded through a partnership between Seminole County and Habitat for Humanity with the assistance of American Rescue Plan Act (ARPA) funds. Regarding the construction of affordable housing, projects have seen NIMBY (not-in-my-backyard) neighborhood opposition, despite the affordable housing shortage across central Florida and within Sanford itself.

In recent years, the City used CDBG funds to run 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. This is a relatively high grant award with such limited funds, meaning fewer households can receive assistance. Assistance for homeowners coming from the city is limited. The Live Local Act, however, has allowed for the development of multifamily projects with units set aside for low-to-moderate income households. The City also offers social services related to housing, such as financial literacy training, and the Low-Income Home Energy Assistance Program (LIHEAP) for energy savings.

Due to a lack of resources, public input in the past focusing on economic development rather than housing, and balancing the cost and benefit of bringing new programs into the city such as SHIP at the potential cost of possibly losing Seminole County's assistance, the City has not in recent history used its funds, federal or otherwise, for many housing projects or programs. Today, there is a great need for housing programs and services, particularly aimed at homeownership, and the public has vocalized strong support for housing programs. At all three of the community engagement meetings run by the City for the development of this plan, affordable housing was identified as the community's greatest need, and down payment assistance was identified as a priority need in all meetings as well. Other housing needs identified include heirs property assistance, homelessness assistance, and assistance for the most vulnerable residents such as those with mental illness.

SP-60 Homelessness Strategy – 91.215(d)

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

The City of Sanford endorses a comprehensive, collaborative approach to reach and support unsheltered homeless individuals. Primarily led by regional partners and non-profit organizations, the city collaborates with service providers, such as the Hope Team, for proactive street outreach, partnerships with local nonprofits and faith-based groups, coordination with law enforcement, and mobile resource events. Outreach teams provide food, hygiene kits, and resource information while assessing individuals' needs and connecting them to services.

The Homeless Services Network of Central Florida (CoC) prioritizes individuals through the Coordinated Entry System for housing and support. Organizations like Rescue Outreach Mission and Grace and Grits often serve as first points of contact, helping link people to healthcare, shelter, and employment. Law enforcement and emergency responders are trained to engage compassionately with unsheltered individuals, especially in crisis situations. Altogether, Sanford's strategy focuses on collaborating with their regional partners to build trust, address immediate needs, and guide individuals toward long-term housing stability.

Addressing the emergency and transitional housing needs of homeless persons

The City of Sanford supports Seminole County, the lead agency for homeless services in Sanford, with the emergency and transitional housing needs of homeless individuals and families through a strategic, multi-layered approach that includes immediate shelter, transitional programs, and long-term solutions. Emergency shelters offer safe, stable environments and connect residents to services like case management, job training, healthcare, and ID assistance. These shelters serve various populations, including families, veterans, and individuals with disabilities.

Transitional housing provides a structured bridge between shelter and permanent housing, typically for several months to two years, and includes services such as financial education, counseling, and self-sufficiency training. This model is particularly beneficial for families and individuals facing barriers like substance use or mental health challenges.

Seminole also prioritizes permanent supportive housing for chronically homeless individuals, pairing long-term housing with wraparound services to promote lasting stability. Partnerships with nonprofits, public agencies, and housing developers help expand shelter capacity, fund services, and increase affordable housing options through rehabilitation and development incentives.

Together, these efforts form a coordinated system that addresses immediate housing crises while supporting long-term self-sufficiency and reducing homelessness.

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 Homeless Services Network of Central Florida has adopted a comprehensive strategy to help homeless individuals and families, especially chronically homeless persons, families with children, veterans, and unaccompanied youth, transition to permanent housing and achieve independence. The approach emphasizes rapid re-housing, offering short-term rental assistance and supportive services like job training, financial literacy, and healthcare access. For those with greater needs, transitional housing provides a structured bridge to permanent housing, while permanent supportive housing serves individuals with disabilities or chronic conditions by combining long-term housing with intensive case management.

To promote long-term self-sufficiency, the City of Sanford advocates for employment and education programs, particularly for low-income residents and unaccompanied youth, as well as, follow-up services for those recently housed, including childcare support and ongoing case management, to prevent a return to homelessness.

Collaborations with landlords, developers, and service providers help expand affordable housing and fill service gaps. By integrating housing with supportive services and workforce development, Sanford aims to reduce homelessness and build sustainable pathways to stability and independence.

Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs

The City of Sanford embraces a proactive strategy to prevent homelessness among low-income and extremely low-income individuals and families, particularly those exiting publicly funded institutions. A key focus is structured discharge planning, ensuring people leaving healthcare, foster care, mental health, or correctional systems are connected to housing and support services.

Organizations in the city offer targeted prevention programs, including rental and utility assistance and landlord-tenant mediation, to help at-risk households avoid eviction. The city partners with organizations like Pathways to Home and Aspire Health Partners to provide holistic support such as mental health care, substance use treatment, job training, and healthcare.

Youth aging out of foster care receive transitional housing, life skills training, and educational support to promote independence. Broader efforts include employment assistance and financial literacy programs to help low-income residents achieve long-term stability.

Collaborating with nonprofits, housing authorities, and service providers, Sanford maximizes resources and expands access to affordable housing. By integrating immediate aid with long-term solutions, the city believes in preventing homelessness before it starts and ensure housing stability for its most vulnerable populations.

SP-65 Lead based paint Hazards – 91.215(i)

Actions to address LBP hazards and increase access to housing without LBP 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:
 - 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 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.

How are the actions listed above related to the extent of lead poisoning and hazards?

The strategy above, which the city will follow when implementing housing activities assisted by federal funds, will help mitigate lead hazards from the city's housing stock and reduce exposure to lead-based paint, particularly for young children. A key factor to reducing lead hazards and eliminating lead poisoning in children is public education to increase awareness of lead hazards and how to prevent lead poisoning in the first place. Through its housing programs, the city will increase public awareness of lead hazards by following the notification and disclosure requirements of 24 CFR Part 35. In all housing built pre-1978 that is to be acquired or rehabilitated with CDBG funding, the city will provide the potential buyer or tenant with the HUD pamphlet "Protect Your Family from Lead in Your Home" and a disclosure with a lead warning statement.

How are the actions listed above integrated into housing policies and procedures?

The City of Sanford has written housing rehabilitation guidelines integrating lead-based paint reduction actions and aligning federal, state, and local regulations with internal operational processes. These policies and procedures are utilized when undertaking housing rehabilitation activities and are reviewed and revised as appropriate to ensure coordination and compliance with the most recent HUD regulations for lead-based paint best practices.

The city's housing policies are written in accordance with HUD's Lead Safe Housing Rule (24 CFR Part 35), which mandates risk assessments, disclosures, and remediation. The guidelines also incorporate notification requirements per the Residential Lead-Based Paint Hazard Reduction Act of 1992, which states that tenants and buyers must receive EPA's lead hazard pamphlet and information about known lead-based paint hazards before lease or sale. The city's written standards also incorporate guidance

regarding inspections and risk assessments, maintenance and renovation procedures, lead-based paint remediation and abatement, and resident education and support.

SP-70 Anti-Poverty Strategy – 91.215(j)

Jurisdiction Goals, Programs and Policies for reducing 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.

How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan

The city’s affordable housing plan is closely aligned with the jurisdiction’s broader poverty-reduction strategies to ensure a comprehensive approach to improving economic outcomes for low-income households. This coordination occurs in several key ways:

- Integrated Policy Planning: The housing plan is developed in tandem with the jurisdiction’s anti-poverty strategies, often through joint planning bodies or cross-departmental teams. This ensures that affordable housing initiatives are designed to address the root causes of poverty—such as unemployment, lack of education, and poor health outcomes.
- Programmatic Alignment: Housing programs are linked with services such as job training, childcare, healthcare, and financial counseling.
- Targeted Housing Interventions: The housing plan prioritizes the preservation of units affordable to low-income households, which directly addresses housing insecurity—a core driver of poverty.
- Use of Federal and State Resources: Programs such as the Community Development Block Grant (CDBG) is strategically layered to support both housing affordability and poverty reduction. These funds are often coordinated through consolidated planning processes.
- Data-Driven Decision Making: The city uses shared data systems to track outcomes for low-income residents across both housing and social service programs. This ensures that interventions are aligned, effective, and responsive to changing community needs.

Activities selected for the Consolidated Plan are carefully considered to ensure a wholistic approach to increasing affordable housing, reducing poverty, and promoting upward mobility for Sanford residents. The Community Relations and Neighborhood Engagement Department will also collaborate with other city departments and local organizations to align housing initiatives and poverty reduction efforts with this affordable housing plan. Actions that the city may implement in accordance with its anti-poverty strategy include:

- Working with developers, if applicable, to ensure affordable housing projects are close to employment centers;
- Targeting federal resources to neighborhoods that have a high poverty rate;
- Providing incentives to businesses and residents that create job opportunities especially for low- and moderate-income persons;
- Supporting programs that provide education, training, and services to low-income households that encourage housing stability and improve the quality of life of residents; and
- Implement initiatives to increase the supply of affordable housing available to poverty level families including providing persons who are homeless or at risk of becoming homeless with assistance and/or access to supportive services.

SP-80 Monitoring – 91.230

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